



PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

Evidence to Verify Statement

12 Cornwell Avenue, Gravesend DA12 5HS

Single Storey Rear Extension

On Behalf of Leonora Wilson

Prepared by **Planning By Design**

Application

Planning By Design (Agent) has been instructed to act on behalf of Miss Leonora Wilson (Applicant) to submit a Prior Approval application to Gravesham Borough Council (Local Planning Authority) for the proposed single storey rear extension at 12 Cornwell Avenue, Gravesend DA12 5HS.

In support of this application, the following Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location

12 Cornwell Avenue is an ex-local authority 3-bed end-of-terrace property located within a residential area of Gravesham. It has large front and rear gardens, where there are two outbuilding.

The site is not located within any known constraints including Flood Zones or Conservation Areas.

The Proposal

The proposed single-storey rear extension will measure 6.00m x 6.30m x 2.95m / 2.25m (sloped ground level) and accommodate a shower room, study and kitchen. It features:

- Flat roof with 2x roof lights
- Door and window combination unit and window (rear elevation)
- Window and obscured glazed window (side/north elevation) (all uPVC)

The existing rear steps will be replaced.

Planning History

A search of the Council's public access system indicates that there is no relevant planning history at the application site.

Planning Legislation and Assessment

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application

The Town and Country Planning (General Permitted Development) (England) Order 2015

- Part 1, Class A - The enlargement, improvement or other alteration of a dwellinghouse

Development is not permitted by Class A if—

- (a) The dwellinghouse was granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of Schedule 2 of the GPDO (changes of use);

It was not

- (b) The total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage;

The curtilage including the outbuildings is 178.3m² and 131.2m² without. The new extension is 37.8m² so is under 50% of both curtilages.

- (c) The height of the part of the dwellinghouse enlarged would exceed the height of the highest part of the roof of the existing dwellinghouse;

It will not

- (d) The height of the eaves of the part of the dwellinghouse enlarged would exceed the height of the eaves of the existing dwellinghouse;

They will not

- (e) the extension would extend beyond a wall which forms the principal elevation of the original dwellinghouse or fronts a highway and forms a side elevation of the original;

It will not

- (f) [Not relevant to larger house extensions. Refer to paragraph (g)];

- (g) The dwellinghouse is on article 2(3) land nor on a site of special scientific interest; and

It is not

- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse.

It will not

- (ii) It would exceed 4 metres in height;

It will not

- (h) [Not relevant to larger house extensions. Refer to paragraph (g)];

N/A

- (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

If the ground slopes, the measurement must be taken from the "highest part of the natural surface of the ground immediately adjacent to the extension." The ground level changes from west to east, with the west having the highest ground level. There is a slight drop to the east, but according to legislation and guidance, the 3m eaves height proposed from west to east is in accordance with Class A (2.95m).

- (j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would —
 - (i) Exceed 4 metres in height,
 - (ii) Have more than a single storey, or
 - (iii) Have a width greater than half the width of the original dwellinghouse;

N/A

- (ja) Any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

It will not

- (k) The proposal would not consist of or include:
 - (i) The construction or provision of a verandah, balcony or raised platform,
 - (ii) The installation, alteration or replacement of a microwave antenna,
 - (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) An alteration to any part of the roof of the dwellinghouse; or

It will not

- (l) The dwellinghouse was built under Part 20 of this Schedule 2 of the GPDO (construction of new dwellinghouses).

It was not

Conditions

- (a) The materials used for the external works are to be of a similar appearance to those used in the construction of the existing dwellinghouse.

They will

Conclusion

We respectfully request the Council deems the proposed development to be lawful. We trust the Council will make a reasonable decision on this submission in line with the developmental objectives and timescales of the national legislation.