

Planning Statement



LAWFUL DEVELOPMENT
CERTIFICATE APPLICATION
BY

Mr & Mrs P Reading

RELATING TO

Removal of existing rear extension
and erection of 4 metre single
storey extension beyond original
rear building line of dwelling,
introduction of front porch and
erection of garden outbuilding to
comprise a garage home workshop

at

Otawawairere
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Luddesdown
Kent
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OUR REF: PH/24/204

1. INTRODUCTION

- 1.1. We have been instructed by Mr and Mrs P. Reading to prepare and submit an application for a lawful development certificate for the introduction of extensions to serve an existing detached dwelling at Otarawairere, Henley Street, Luddesdown, Kent, DA13 0XB along with the erection of a garden outbuilding.
- 1.2. This application has been prepared following a review of the planning history of the house, a visit to the site and a review of site-specific planning policy which applies to the application property. This application has also been prepared in order to accord with Schedule 2, Part 1, Classes A, D and E of the General Permitted Development Order.
- 1.3. This statement is submitted with a full set of existing and proposed architectural plans provided by Plan and Survey Building Surveyors.

2. THE APPLICATION SITE AND SURROUNDING AREA

- 2.1. The application property comprises a detached bungalow of single storey design located on the northern side of Henley Street, Luddesdown, Kent, DA13 0XB.
- 2.2. The existing house is located within the confines of an Area of Outstanding Natural Beauty (National Landscape). The existing house is neither statutory listed nor is this part of Luddesdown within a Conservation Area.
- 2.3. The existing dwelling faces south towards the street scene and shares boundaries with detached dwellings that comprise Ha'Penny Cricket to the east and Luddesdown House to the west.
- 2.4. The Council will note that the existing house has been extended in the past through the introduction of a single storey side extension on the property's eastern side and a single storey rear extension that comprises a family room, utility room and toilet. The dwelling has also been extended on its eastern side through the introduction of a garage.



View of side and rear extensions



View of rear extensions to original house



View looking towards rear of garage and summerhouse outbuilding (outbuilding to be retained)



View of front of dwelling showing garage addition.

- 2.5. Prior to the preparation of this application for a lawful development certificate, pre-application advice was sought from the local planning authority concerning a potential householder application to extend the dwelling. In providing pre-application advice, the local planning authority confirmed what comprised the original footprint of the dwelling and what comprised extensions to it. This is detailed below:

Based on the historic evidence above, the original dwelling is as highlighted in red below (with the extensions in blue):



3. RELEVANT PLANNING HISTORY

- 3.1. In terms of relevant planning history, the existing dwelling was erected following a grant of planning consent in June of 1956 (TH/6/56/102) there were no conditions attached to the original grant of consent to remove or reduce the dwellings Permitted Development Rights. An application was then approved in June of 1984 for the introduction of a single storey rear extension to form a breakfast room, shower room and conservatory under Council reference GR/84/537. Once again there were no conditions attached to this grant of consent which removed or reduced Permitted Development Rights, and a copy of these two historical decision notices form **APPENDIX 1** of this statement.
- 3.2. There are no other records of any applications for extensions to the dwelling or the erection of a linked garage.
- 3.3. It is therefore reasonable to conclude that the dwelling is afforded Permitted Development Rights. These are reduced in light of the dwelling's location within an area of Outstanding Natural Beauty (National Landscape).

4. THE PROPOSALS

- 4.1. This application for a lawful development certificate proposes to demolish the existing rear extension that serves the dwelling and for this to be replaced with a 4 metre single storey extension which projects solely beyond the original rear building line of the house as confirmed by the plans which accompany this submission.
- 4.2. The proposed rear extension would be introduced utilising materials to match the existing dwelling and would enable an open plan dining and family room to be provided to the rear of the house.
- 4.3. In addition, the application proposes the introduction of an enclosed front porch that will measure 3 square metres in size (external) and would be no higher than 3 metres in height.
- 4.4. The application also proposes the erection of a modest single storey outbuilding within the rear garden to be used as a home workshop and garage with this to be located within 20 metres of the house in its entirety and to be used for purposes incidental to the existing dwelling house.
- 4.5. The proposed rear extension would not link to any previous enlargement of the house with a small existing projection to the rear of the garage to be removed in addition to the existing rear extension.

5. COMPLIANCE WITH THE GENERAL PERMITTED DEVELOPMENT ORDER

5.1. This application has been prepared in order to comply with Schedule 2, Part 1, Classes A, D and E of the General Permitted Development Order as follows:

Single Storey Rear Extension

- The proposed single storey rear extension would involve the demolition and removal of the existing rear extension serving the house in order to ensure that the rear extension solely projects beyond the original rear building line of the dwelling and does not link to any previous enlargement.
- The proposed extension would not project beyond the rear wall of the existing side extension to the dwelling.
- The proposed rear extension would project some 4 metres beyond the original rear building line of the house with this acceptable having regard to the fact that the dwelling is of detached design and is located within an Area of Outstanding Natural Beauty. The extension would be introduced utilising an eaves height to match the existing dwelling, and the overall ridge height would not exceed 4 metres.
- The proposed rear extension would be introduced to be of brick work design to match the existing dwelling house and does not propose the use of render, pebble dashing or any other materials that are inappropriate within an Area of Outstanding Natural Beauty.
- The eaves height of the proposed extension would not exceed 3 metres.

The Porch

5.2. The proposed porch has been designed to comply with Schedule 1, Part 1, Class D of the General Permitted Development Order as follows:

- The external floor area of the porch will not exceed 3 square metres.
- The height of the porch would not exceed 3 metres.

- The porch will be located further than 2 metres away from any boundary.
- The porch will be introduced utilising materials to match the existing house.

The Proposed Outbuilding

- The proposed outbuilding would be introduced within the rear garden and be sited further than 2 metres away from any boundary.
- It would provide a home workshop and garage that would be incidental to the enjoyment of the existing dwelling.
- In light of the property's location within the confines of an Area of Outstanding Natural Beauty, the proposed outbuilding would not be further than 20 metres away from any wall of the dwelling house.
- The outbuilding would be no higher than 2.5 metres to its eaves and 4 metres to its ridge and is of dual pitched roof design.

- 5.3. Taking these factors into account, the application complies with the terms of Schedule 2, Part 1, Classes A, D and E of the General Permitted Development Order.
- 5.4. The property continues to benefit from Permitted Development Rights which it is acknowledged are reduced considering the site's location within an Area of Outstanding Natural Beauty.
- 5.5. It is therefore requested for a lawful development certificate to be granted.

APPENDICES

APPENDIX 1 – Original approval for dwelling (1956) & Approval for rear extension (1984)