

Delegated Report

Prior Approval Extension Application

Application no:	20230655
Location	The Beild Norwood Lane Meopham Gravesend
Proposal:	Prior approval application for a single storey rear extension with a depth of 5.00 metres, maximum height of 3.37 metres and eaves height of 2.86 metres.
Applicant:	Mr Andrew Barber
Site Visit	14.07.23

Preliminary Matters

It was noted when measuring the plans that the height of the proposed extension (walls and roof) was 2.86m, however the maximum height of the proposal (including the roof lantern) was 3.37m which still remains within the parameters of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As such, the proposal description has been amended to reflect this, from: *Prior approval application for a single storey rear extension with a depth of 5.00 metres, maximum height of 2.86 metres and eaves height of 2.86 metres to*; *Prior approval application for a single storey rear extension with a depth of 5.00 metres, maximum height of 3.37m metres and eaves height of 2.86 metres.*

Plans & Documents

Application Form;
Site Location Plan (received on 16.06.23);
Drawing No. 1 Rev A – Block Plans as Existing and Proposed; and
Drawing No. 01 Rev A – Elevations and Floor Plans as Existing and Proposed.

Property Type

The Beild, Norwood Lane is a two storey detached property.

Proposal

The application seeks prior approval under Class A, Part 1 Schedule 2 and Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the erection of a single storey rear extension with a depth of 5.00 metres, a maximum height of 3.37 metres and an eaves height of 2.86 metres.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230430	Application for a Lawful Development Certificate in respect of the proposed erection of a single storey rear extension.	Certificate Refused	15.06.2023

Development Plan

Due to the nature of this application, the adopted plan and national planning policies are not relevant since it relates to whether the proposed single storey extension requires prior approval.

Planning Legislation

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

Consultations, Publicity and Representations

In accordance with the amendments in relation to home extensions under paragraph A.4 (5) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the following adjoining neighbouring properties were notified of this application;

- Little Gables, Wrotham Road
- Downend, Norwood Lane
- 9 Pine Rise
- Audleydale, Norwood Lane

The expiry date for comments was 10th July 2023 and one representation was received. The neighbour representation objected to the proposed development, expressing concerns regarding light levels, the possibility of artificial lights being fitted to the side elevation of the extension and the potential night time light nuisance from the proposed skylight.

In accordance with Class A.4 (7) to Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises. This assessment is made below:

Officer Assessment

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Conservation Area)	N
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	N

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

A.1	Development is not permitted by Class A if –	Y/N
(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use)	N

(b)	as a result of the works, 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 (excluding the ground area of the original dwellinghouse)	N
(c)	the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	N
(d)	the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse	N
(e)	the enlarged part of the dwellinghouse would extend beyond a wall which – (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	N N
(f)	subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height	Y 5.00m See (g) below N 3.37m
(g)	for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and - (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, or (ii) exceed 4 metres in height;	N 5.00m N 3.37m
(h)	the enlarged part of the dwellinghouse would have more than a single storey and – (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;	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	N Eaves are 2.86m
(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 dwelling; or	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);	N/A
(k)	it would 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	N N N/A *see below N
(l)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N
A.2	In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –	Y/N
(a)	it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	N/A
(b)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	N/A
(c)	the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.	N/A
(d)	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 (b) and (c).	N/A
A.3	Development is permitted by Class A subject to the following conditions –	Y/N
(a)	the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	* N/A see below
(b)	any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be – (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and	N/A
(c)	where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	N/A

Assessment Note

*Assessment Note 1 – A.1(k)(iii) - The installation, alteration or replacement of a chimney, flue or soil and vent pipe, is assessed under Class G of the GPDO. However, this is not directly related to the Prior Approval Extension Application itself. The proposed works would need to comply with all parts of the GPDO to be considered lawful, and anything outside of these parameters would require planning permission.

*Assessment Note 2 – A.3(a) - no information was provided to enable this question to be answered. However, it is not directly related to the Prior Approval Extension Application itself. The proposed single storey rear extension would need to adhere to all of the above to be considered permitted development and further information would be required in the event of a submission to obtain a Lawful Development Certificate.

Analysis

Under Class A.1 (g) of the Town and Country Planning (General Permitted Development) (GDPO) (England) Order 2015, as amended, a single family dwelling can extend beyond the rear wall by 8 metres in the case of a detached property, as long as it does not exceed 4 metres in height.

As set out in the GDPO, Class A.4 (2), the developer has provided sufficient information to support the application; application form, site location plan and additional plans.

The information provided show the proposed development is within the parameters set out in the GPDO; 5.00 metres deep, a maximum height of 3.37 metres, with an eave height of 2.86 metres.

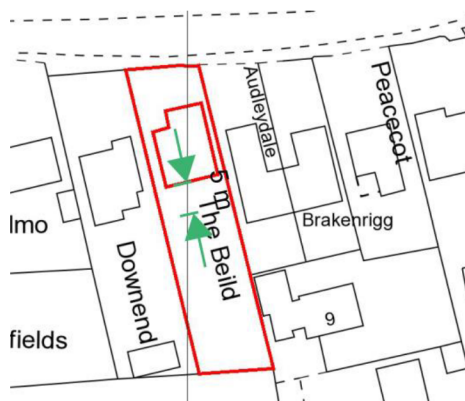
The adjoining properties were consulted in accordance with A.4 (5) and one representation was received, therefore under Class A.4 (7) of the GDPO the impact on neighbours' amenity requires investigation. The representation expressed concerns about impact on light levels and the potential for night time artificial light nuisance.

Night Time Light Nuisance

The concern regarding potential night time light nuisance is not considered to be a material planning consideration in this instance. Furthermore, external lighting is not shown on the plans. Information regarding nuisance lighting can be found on our website here: <https://www.gravesham.gov.uk/environmental-health/nuisance-lights-1>

Impact on Neighbouring Amenity in terms of light

As aforementioned above, a neighbour representation has expressed concerns in relation to a restriction of natural light resulting in an impact on the enjoyment of their property. Following a visit to site, and with considerations of the proposed plans along with a light assessment, it is considered that there would not be a detrimental impact on light to the windows of neighbouring properties. The ground level slopes downwards, with The Beild being on a lower ground level than Audleydale, and Downend being on a lower level than The Beild. There are existing high level boundary treatments along both shared boundaries. In addition, the plans show that the extension would be set in from the site boundaries on both sides, it would be modest in height, and would extend 5.00m from the rear elevation of the main dwelling. In addition, it is noted that both directly adjacent neighbouring properties (Downend and Audleydale) currently project further out to the rear and have existing single storey rear extensions. As indicated by the below Site Location Plan, which demonstrates an approximate 5.00m depth, the proposal for a single storey rear extension is not considered to detrimentally impact neighbouring amenity in terms of light.



It is considered that the details and documents provided with the application are sufficient and no further information is required under A.4 (8) to determine the proposed development.

Conclusion

The proposed development complies with **THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED**, and it is considered that **PRIOR APPROVAL IS REQUIRED AND APPROVED**, subject to the imposition of informatives relating to the extent of this prior approval, the development to accord with the information provided, the time limit for completion, notification of completion and requirement to comply with Building Regulations and Party Wall Act.

Recommendation: Prior Approval is Required and Approved

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	14 th July 2023	Dated:	14 th July 2023