

CERTIFICATE OF LAWFUL DEVELOPMENT FOR A PART TWO STOREY REAR EXTENSION, SINGLE STOREY REAR & SIDE EXTENSION AT:

TANNERS GRANGE, TANYARD HILL, SHORNE, GRAVESEND, KENT, DA12 3EN

DESIGN & ACCESS STATEMENT

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Please note:
Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

1.0 INTRODUCTION

The following statement has been prepared in support of an application for a Lawful Development Certificate for proposed householder works within the lawful curtilage of the dwelling known as Tanners Grange, Tanyard Hill, Shorne, Gravesend, Kent, DA12 3EN.

The description of development is as follows:

Application for a Lawful Development Certificate in respect of the proposed erection of a part two storey and single storey rear extension, and single storey side extension.

This statement has been prepared to demonstrate how the proposed development under the prescribes rights of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) can be achieved, to allow for the building quantum of the development to be increase.



SITE LOCATION PLAN

2.0 THE SITE & SURROUNDING CONTEXT

The site is located to the east of Tanyard Hill from which it can be accessed, and lies within the administrative boundary of Gravesham Borough Council.

Tanners Grange is a two storey detached property of Victorian origins which has been extended and altered over time. Set within large grounds of approximately 5 acres, the property is approached by an extensive driveway with double garaging and ample off-road parking. Several outbuildings are located within the site, including a swimming pool with pool house, detached barn with residential accommodation above, separate stables, shed and a shipping container.

Situated approximately 3 miles east of Gravesend, the site is set within a rural countryside setting, with predominately large residential properties to the west of Tanyard Hill, and dense woodland to the north. Mature vegetation bounds the perimeter of the site, with paddocks and open fields to the east and south. The property is in a sunken position within the landscape which restricts any views into the site.

The site lies outside, but adjacent to the defined settlement boundary of Shorne, a small village and civil parish offering a range of local amenities and facilities.

The site is situated within the Metropolitan Green Belt, and within Flood Zone 1. There are no other environmental designations within the site, and therefore no other identified constraints to development.



Existing Front (north) Elevation



Existing Front (north east) Elevation



Existing Rear (south) Elevation



Existing Rear (south) Elevation



Existing Rear (south west) Elevation



Existing Side (east) elevation



Existing Swimming Pool House



Existing driveway



Existing Outbuildings

3.0 PLANNING HISTORY

RELEVANT PLANNING HISTORY

19800849 Demolition of existing stables on the west side of the building and the erection of a single storey extension to provide lounge bedroom and bathroom erection of an extension at the rear of the existing garage on the east side of the building to form a kitchen and the erection of a first floor extension over the existing garage and proposed kitchen to provide three additional bedrooms, together with the erection of a porch at the front.

Granted 23/12/1980

19840748 Erection of stable block with ancillary tack room and bay store

Granted 12/11/1984

19890752 Outline application for the erection of a detached bungalow.

Refused 25/08/1989

19890753 Outline application for the erection of a detached bungalow.

Refused 17/11/1989

19960473 Erection of first floor extension on the west side elevation to form two bedrooms, bathroom and an ensuite bathroom; erection of a porch and covered way at the rear with balcony over; conversion of existing integral garage into a kitchen involving demolition of the front part of the garage and erection of a bay window; and erection of a two storey front extension to form enlarged entrance hall and covered entrance porch with bay window at first floor level.

Granted 20/12/1996

19970171 Construction of a bay window on ground floor west elevation, in substitution of that approved under planning permission reference number GR/96/473

Granted 01/05/1997

19980303 Application for a Lawful Development Certificate in respect of the proposed construction of a swimming pool and enclosure.

Granted 15/06/1998

20201289 Retention of barn outbuilding

Withdrawn 14/12/2020

20201328 Application for a Lawful Development Certificate in respect of the continued use of a portion of adjacent land to Tanners Grange as residential curtilage.

Granted 31/03/2021

20210451 Retention of barn

Granted 04/06/2022

20220116 Erection of a double storey side extension creating sitting room, study, lobby and utility room on ground floor and one extended bedroom, en suites and dressing room on the first floor

Refused 01/04/2022

20220551 Application for a Lawful Development Certificate in respect of the proposed erection of a two storey side extension.

Refused 26/07/2022

20220869 Application for a Lawful Development Certificate in respect of the proposed erection of a single storey rear extension.

Granted 30/09/2022

20220868 Application for a Lawful Development Certificate in respect of the proposed erection of a two storey rear extension

Refused 30/09/2022

20221097 Application for a Lawful Development Certificate in respect of the proposed erection of a two storey rear extension

Refused 06/12/2022

Since the 1980's, a number of extensions and alternations have been undertaking on the property and throughout the site, with the erection of new outbuildings and hard landscaping, which in turn have further 'domesticated' the use and appearance of the site.

In 2022, a series of planning applications and Lawful Development Certificate applications were submitted for differing forms of extensions to the property.

The reasons for refusal for each application can be summarised as follows:

- Impact the development would have on the Green Belt
- Proposals would have consisted of an alteration to a part of the roof of the dwelling house contrary to Class A
- The resulting roof would exceed the cubic content of the original roof by more than 50 cubic metres contrary to Class B

Taking into consideration the reasons for refusal as part of the previous planning applications, the proposal now seeks to obtain a Lawful Development Certificate for both side and rear extensions under Permitted Development Rights.

4.0 PERMITTED DEVELOPMENT OPPORTUNITIES

The General Permitted Development Order 2015, sets out a list of permitted development rights which are works or development that do not require express planning permission from the local authority.

Class A – *Enlargements, Improvements, or other Alterations of a Dwellinghouse*

Schedule 1 Part 1 Class A of the GDPO relates to enlargements, improvements, or other alterations of a dwellinghouse. There are a number of qualifying criteria and conditions that any further extension to the house would need to meet in order to be permitted development. The site does not fall within the definition of Article 2(3) land (such as being in a designated conservation area or Area of Outstanding Natural Beauty (AONB)) which places further restrictions on the availability of PD rights.

Part (e) of the Class A criteria states that development is not permitted if the enlarged part of the dwellinghouse would extend beyond a wall which either forms the principal elevation or fronts a highway and forms a side elevation of the original dwellinghouse. Therefore in regards to the proposed application site, it would not be possible under any circumstances to extend the house beyond the front (north elevation) or west side elevation (as this fronts the highway) under this permitted development right.

Further extensions to the rear (south) and side (east) of the property under Class A are allow if the following criteria is met:

- Single Storey Rear Extension can protrude no more than 8 metres beyond the rear of the original property or exceed 4 metres in height
- Two Storey Rear Extension can protrude no more than 3 metres beyond the rear of the original dwellinghouse, or make any alterations to the roof of the house to accommodate it.
- Two Storey side (east) extension would not be possible under Permitted Development Rights. However a single storey extension could be acceptable providing that it is no taller than 4 metres or has a width greater than half the width of the original house,

taking into account existing extensions.

Should any further extensions be sought under Class A then additional conditions apply which shall need to be considered as part of this application:

- 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.
- Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed; and 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.
- 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.

Class B - *The Enlargement of a dwellinghouse consisting of an addition or alteration to its roof:*

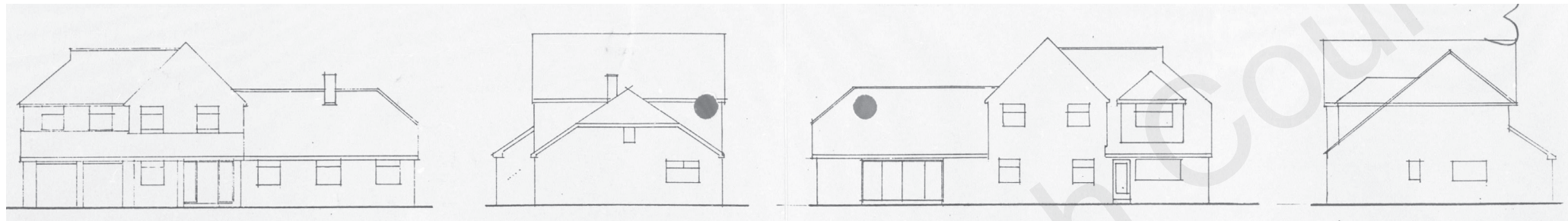
Schedule 1 Part 1 Class B of the GDPO relates to enlargement of a dwellinghouse consisting of an addition or alteration to its roof. There are also a number of qualifying criteria and conditions that any further extension to the house would need to meet in order to be permitted development.

In this instance, one of the main qualifying criteria for Class B is the 50 cubic metre limit on any roof extension when compared to the original property.

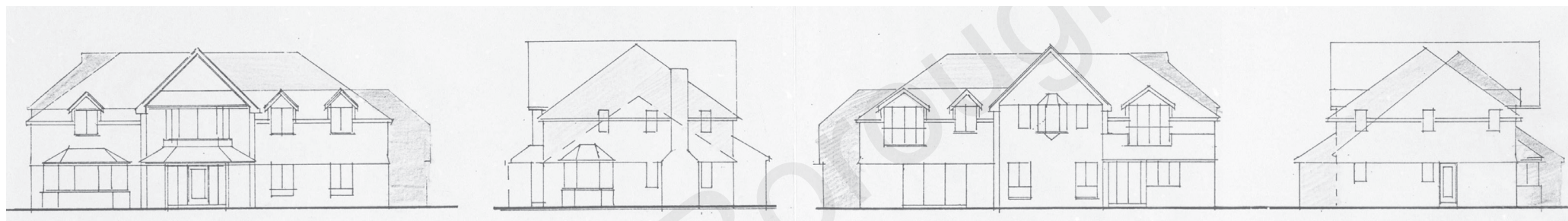
For the purposes of Permitted Development, any extensions or alterations are to be taken from the 'original building', which in planning terms is to mean either the house as first built, or one that existed on 1st July 1948.

In reviewing the history available for Tanners Grange, the earliest planning application relevant to the site was from 1980 (Ref: 19800849), and therefore the property as shown in the existing plans is assumed to be the original property. However, it is to be noted that in the case officer's delegated report, the original property was in existence at the time of the 1996 application (Ref: 19960473) which appears to be the property after it was extended and altered in the 1980 permission. By using the plans from the 1996 permission, rather than the 1980s plans as the case officer did, it assumed a greater quantum of floor space as the 'original building', and has therefore allowed more scope to increase the building.

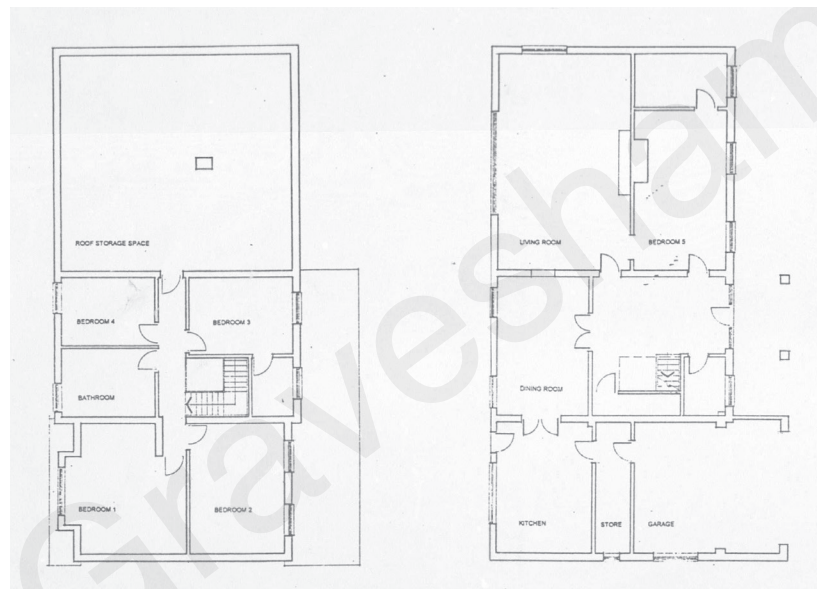
4.0 PERMITTED DEVELOPMENT OPPORTUNITIES



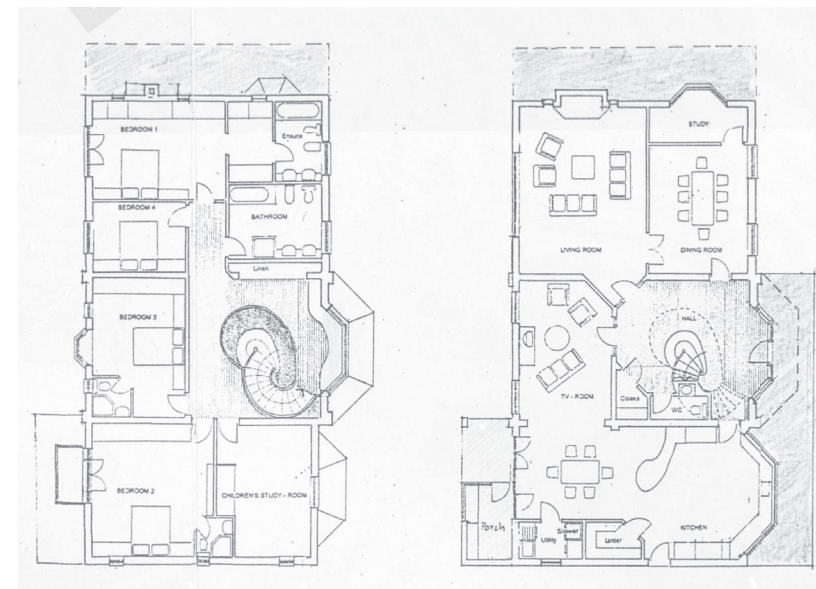
'Original Building' as part of planning application Ref: 19960473



Dwelling as Extended as part of planning application Ref: 19960473



'Original Building' as part of planning application Ref: 19960473



Dwelling as Extended as part of planning application Ref: 19960473

5.0 PROPOSAL

The proposed extensions have been designed to comply with the relevant Permitted Development Rights Restriction as stated within the table below:

CLASS A	THE ENLARGEMENT, IMPROVEMENT OR OTHER ALTERATION OF A DWELLINGHOUSE	PROPOSED DEVELOPMENT
(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use)	Not relevant
(b)	As a result of the works, the total area of the ground covered by buildings within the curtilage of the dwellinghouse would exceed 50% of the total area of the curtilage.	The residential curtilage is large and therefore the proposed works would not exceed 50% of the total area.
(c)	The height of the part of the dwelling house enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwelling house.	The proposed two storey extension will not exceed the highest part of the roof
(d)	The height of the eaves of the part of the dwellinghouse enlarge, improved or altered would exceed the height of the eaves of the existing dwelling house	The proposed two storey extension will not exceed the height of the existing eaves
(e)	The enlarged part of the dwellinghouse would extend beyond a wall which - (i) forms the principal elevation of the original dwelling house (ii) fronts a highway and forms a side elevation of the original dwellinghouse	The single storey side extension will not extend beyond the principle elevation of the original dwelling house
(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	Not relevant as paragraph (g) is the consideration in this instance
(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	The single storey rear extension will extend 4 meters from the original dwellinghouse, and will not exceed 4 meters in height
(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 (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwelling-house	The proposed two storey rear extension will not protrude more than 3 metres beyond the original building or be within 7 metres of the boundary
(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	Not relevant

5.0 PROPOSAL

(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	The proposed single storey extension will extend 9 meters to the east which is no greater than half the width of the original house, and will not exceed 4 metres in height.
(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);	The existing extensions have been taken into account when considering the total enlargement of the property
(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.	The extensions will not alter the roof of the existing building or include any of the other points.
(l)	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Not relevant

CLASS B	THE ENLARGEMENT OF A DWELLINGHOUSE CONSISTING OF AN ADDITION OR ALTERATION TO ITS ROOF	
(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);	Not relevant
(b)	Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	The proposed works will not exceed the highest part of the roof
(c)	Any part of the dwellinghouse would, as a result of the works, extend, beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;	No development is proposed on the principle elevation (north) or on the west elevation which fronts the highway
(d)	The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than – (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case;	The cubic content of the proposed roof space would be 34 cubic metres and therefore not exceed the original roof by 50 cubic metres
(e)	It would consist of or include – the construction or provision of a verandah, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or	Not relevant
(f)	The dwellinghouse is on article 2 (3) land	Not relevant

5.0 PROPOSAL

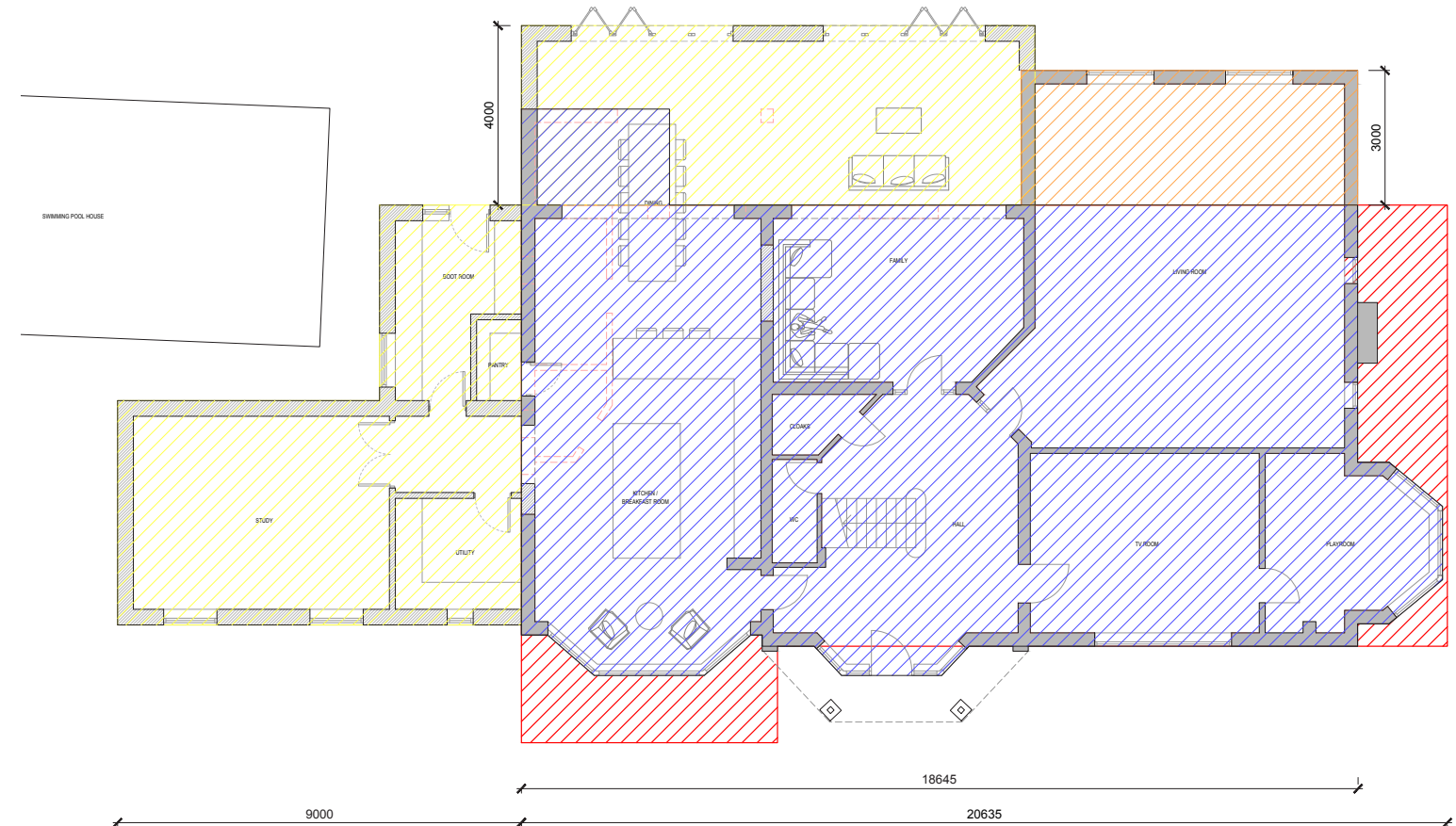
The proposal is for the erection of a part two storey rear extension and part single storey rear and side extension, creating an open plan kitchen, dining, family space, with utility, boot room and study on the ground floor, and extension to the existing bedrooms on the first floor, providing dressing rooms and en-suites.

The rear single storey extension with flat parapet roof will protrude four metres from the rear (south) wall of the property, and will be approximately three metres in height. The proposed first floor extension will protrude no more than 3 metres from the rear (south) wall, and its roof design will ensure no alterations are made to the roof of the property, and the resulting roof space of 34 cubic metres will not exceed the cubic context of the original roof space. The single storey extension will protrude approximately nine metres from the side (east) elevation, which is just below half the width of the original house. As per the rear, the extension will be a flat parapet roof, and will not exceed four metres in height.

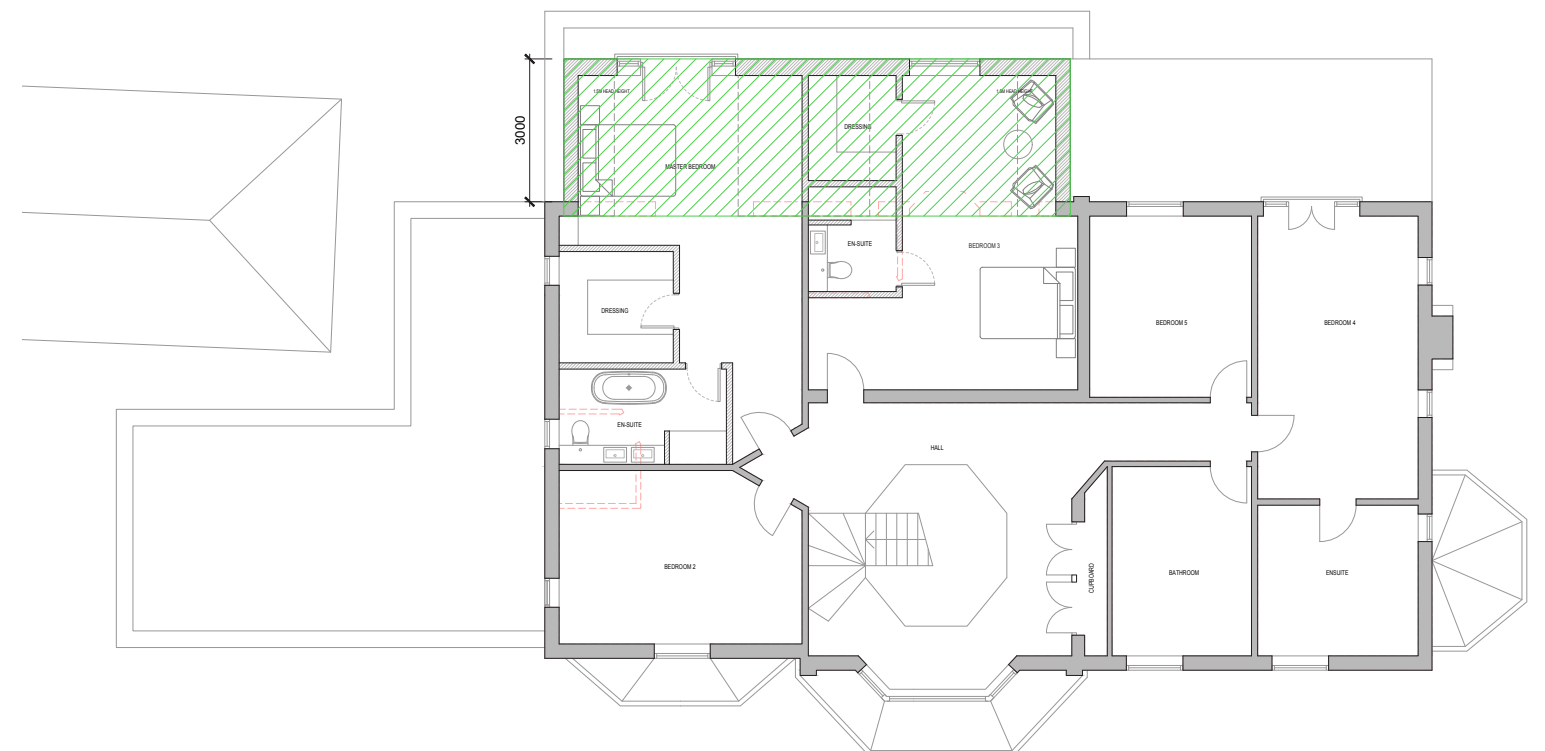
Whilst designed to match the main dwelling, the proposed extensions will appear as subservient additions. The proposed eaves heights to the second floor extension will sit in line with the existing, and the proposed ridge heights will be no greater than the highest part of the original roof.

The windows proposed within the two storey extension will meet the requirement limits set out within the Permitted Development conditions. The 'Juliet' balcony on the southern elevation, proposes no platform and no external access, and is therefore considered acceptable under Permitted Development.

-  EXISTING DWELLING (AS BUILT)
-  EXISTING DWELLING (AS EXTENDED)
-  EXTENSION PLANNING REF:20220869
-  PROPOSED SINGLE STOREY EXTENSIONS
-  PROPOSED TWO STOREY EXTENSION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

5.0 PROPOSAL

The materials used as part of the proposed development will be render and tile hanging to match the appearance of the existing dwelling house, to comply with conditions set out in both Class A and B of the General Permitted Development.

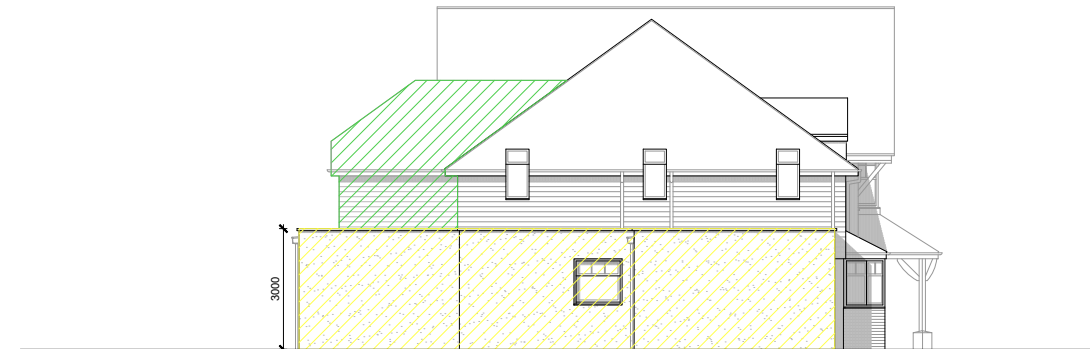
The proposals will maintain a high level of amenity, and will not have a detrimental impact on the living space of the main dwelling, nor affect the privacy, loss of light or outlook to neighbouring properties and land.

The proposal would not result in a increase in bedrooms, and the existing driveway and garage provide ample parking for more than three vehicles. Therefore the development would accord with Kent County Council Vehicle Parking Standards, and Saved Policy P3 of the Local Plan and Policy CS11 (LPCS).

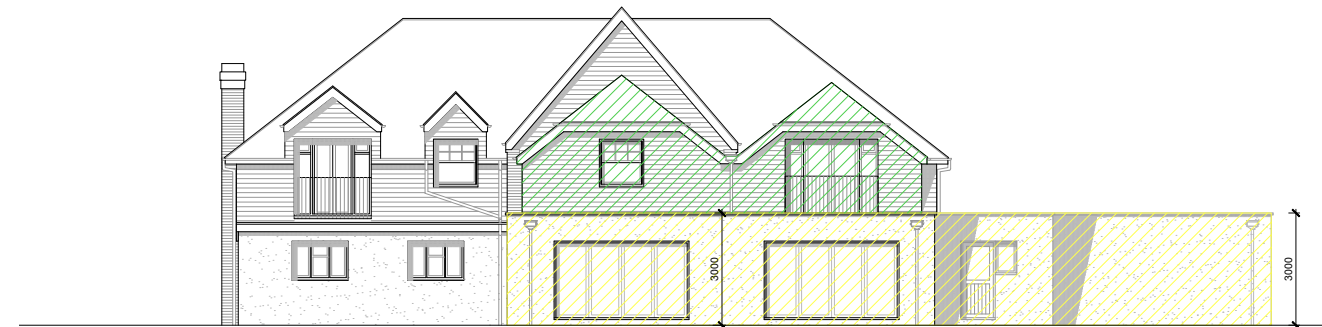
Due to the site layout and position of the proposed extensions, there would be no direct impact on the landscape character area, and would accord with Policy CS12 (LPCS) and Section 15 of the NPPF.



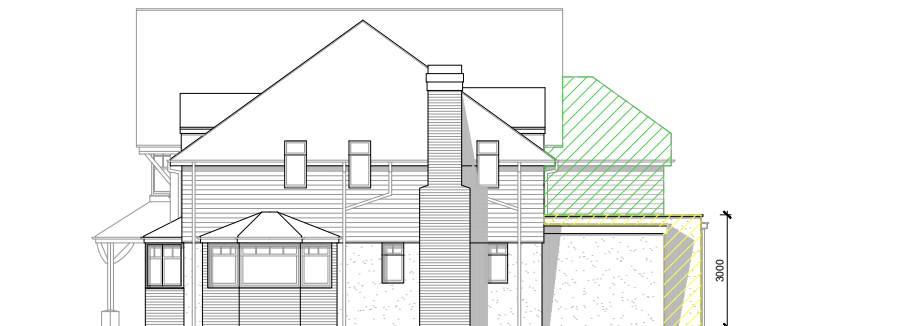
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

-  PROPOSED SINGLE STOREY EXTENSIONS
-  PROPOSED TWO STOREY EXTENSION

6.0 CONCLUSION

Tanners Grange is a two-storey detached property that has been extended and altered over time, and subject to numerous attempts for extensions and alterations under Permitted Development Rights, which have in some cases been refused by Gravesham Borough Council.

As discussed within the document, there are opportunities for extensions to the property under Permitted Development Rights. In order to meet the limits set out within this criteria, the proposed part two storey rear (south) extension protrudes no further than three metres from the rear wall of the original building, and does not make any alterations to the roof of the property. The single storey rear extension protrudes 4 meters from the original dwellinghouse and exceed no more than 4 meters in height. The single storey extension proposed to the side (east) elevation extends no further than half the width of the original house, and is no greater than four metres in height.

The roof design of the extensions will be in line with the Permitted Development restriction, and shall not exceed the 50 cubic metres as set out in paragraph (d) Class B.

In light of the above, it can be confirmed that the proposed development would comply with the legislative requirements set out under Schedule 1 Part 1 Class A and Schedule 1 Part 1 Class B, and therefore development would benefit from Permitted Development Rights.