



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20211288
Location	3 Hollybush Road Gravesend Kent DA12 5QG
Proposal:	Application for a Lawful Development Certificate in respect of the proposed conversion of loft to habitable room with a flat roof rear dormer.
Applicant:	Tracy Coe
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application Form Received 13/10/2021;
- Drawing No: PA/21/071/001 (Existing/Proposed Plans, Elevations, Block Plans & Site Location Map) Received 13/10/2021.

Property Type

The property comprises a semi detached house



Material Consideration

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

Relevant Planning History

No relevant planning history

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 B - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

B.1	Development is not permitted by Class B 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)	Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	N
(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;	N
(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;	N/A N – 22.6m3 See conclusion
(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	N N
(f)	The dwellinghouse is on article 2 (3) land	N
B.2	Development is permitted by Class B subject to the following conditions –	Y/N
(a)	The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Confirmed in email by agent 26/11/2021
(b)	The enlargement must be constructed so that – (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side – extension (aa) the eaves of the original roof are maintained or reinstated; and (bb) the edge of the enlargement closest to the eaves of the original roof is, so far	N Y Y – Set back by 0.4m

	as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house; and	N
(c)	Any window inserted on 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.	N/A N/A

Class C - Any other alteration to the roof of a dwellinghouse.

C.1	Development is not permitted by Class C if -	Y/N
(a)	permission to use the dwelling 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)	the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;	N
(c)	it would result in the highest part of the alteration being higher than the highest part of the original roof;	N
(d)	it would consist of or include – (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	N N
C.2	Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be- (a) obscure-glazed; and (b) 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.	N/A N/A

Conclusion

Dormer Formula = $0.5(\text{height} \times \text{depth} \times \text{width})$

$0.5 (2.4 \times 3.5 \times 5.4) = \underline{\underline{22.68\text{m}^3}}$



It is noted that the drawing state the dormer volume will be 47m³ however upon the calculations based on the submitted plans it was found to be below this, so it is presumed the figure on the plans is an error.

The proposed rear dormer falls within Schedule 2, Part 1, Class B & C of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and as such planning permission is not required.

Recommendation: Grant Lawful Development Certificate		
	Name/Signature	Date
Planning Officer		25/11/2021
Principal Planner/ Manager	Richard Hart / R Hart	29 th November 2021