



Delegated Report

Householder Planning Application

Planning Application No: 20231217

Location: 18 Dobson Road Gravesend Kent DA12 5TE

Description: Prior approval application for a single storey rear extension with a depth of 5.35 metres, maximum height of 3.43 metres and eaves height of 2.47 metres.

Applicant: David Attwater

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
3.2 - OS Plan
3.3 - Block Plan – Existing
3.4 - Ground Floor Plan – Existing
3.5 - Roof Plan – Existing
3.6 - Elevations – Existing
3.7 - Elevations - Existing
3.8 - Block Plan Proposed
3.9 Rev A - Ground Floor Plan - Proposed
3.10 Rev A - Roof Plan – Proposed
3.11 Rev A - Elevation – Proposed
3.12 Rev A - Elevations – Proposed
Email confirming materials to match

Relevant Planning History

Reference	Description	Decision	Decision Date
20231231	Application for a Lawful Development Certificate in respect of the proposed erection of a outbuilding in the rear garden.	Pending Consideration	
20231122	Erection of a porch on the side elevation with addition of new steps.	Permitted	29.12.23
20231069	Prior approval application for a single storey rear extension with a depth of 5.35 metres, maximum height of 3.25 metres and eaves height of 2.80 metres.	Prior Approval Refused	28.11.23
20231065	Application for a Lawful Development Certificate in respect of the proposed erection of a outbuilding in the rear garden.	Certificate Refused	27.11.23

Property Type

18 Dobson Road is a semi-detached bungalow.

Material Consideration

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:

- 57 Marling Way
- 20 Dobson Road
- 16 Dobson Road

No comments were received from members of the public.

Officer's Analysis

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
(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 (See paragraph g)
(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 (5.35m) N (3.43m)
(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
(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 (2.47)
(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 (The conservatory existing is a later addition and does not form an original side elevation)
(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
(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;	Y (Confirmed by email)

(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

Analysis

Under Class A.1(g) of the Town and Country Planning (General Permitted Development) (GPDO) (England) Order 2015, as amended, a semi-detached single-family dwelling can extend beyond the rear wall by 6 metres in case of a semi-detached property, as long as it does not exceed 4 metres in height and complies with all other relevant parts of the GPDO.

As set out in the GPDO, Class A.4 (2), the developer has provided sufficient information to support the application.

The information provided shows the proposed single storey rear extension is within the parameters set out in the GPDO, being 5.35 metres deep, 3.43 metres high and eaves height of 2.47 metres.

Whilst the scheme would be in compliance with the parameters of A.1 (g), it must comply with all other requirements of A.1. As assessed above, the scheme would comply with these requirements.

The adjoining properties were consulted in accordance with A.4(5) and no representation were received. Therefore A.4(7) has not been triggered and impact on neighbouring amenity does not require investigation.

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 Class A.1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and proposal approval is not required. As such, the proposed development benefits from the provisions of Class A, Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and Planning Permission would not be required.

Recommendation: Prior Approval is not Required

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	4th January 2024	Dated:	05 January 2023

