

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20230971
Location	19 Evenden Road Meopham Gravesend Kent
Proposal:	Application for Lawful Development Certificate in respect of proposed erection of a rear dormer, including a Juliette balcony, installation of three roof lights in front roof slope and conversion of the additional roof space into habitable rooms.
Applicant:	Miss L Hay
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form;
Site Location Plan (received on 18.09.23);
DWG No. HD/DA13 OHA/LOFT/SITE – Block/Site Plan as Proposed;
DWG No. HD/DA13 OHA/LOFT/EXT-ELEVATION – Elevations as Existing;
DWG No. HD/DA13 OHA/LOFT/EXT-GROUND – Ground Floor Plan as Existing;
DWG No. HD/DA13 OHA/LOFT/EXT-FIRST – First Floor Plan as Existing;
DWG No. HD/DA13 OHA/LOFT/EXT-SECOND – Second Floor Plan as Existing;
DWG No. HD/DA13 OHA/LOFT EXT-ROOF – Roof Plan as Existing;
DWG No. HD/DA13 OHA/LOFT/PROP-ELEVATION – Elevations as Proposed;
DWG No. HD/DA13 OHA/LOFT/PROP-GROUND – Ground Floor Plan as Proposed;
DWG No. HD/DA13 OHA/LOFT/PROP-FIRST – First Floor Plan as Proposed;
DWG No. HD/DA13 OHA/LOFT/PROP-SECOND – Second Floor Plan as Proposed;
DWG No. HD/DA13 OHA/LOFT/PROP-ROOF – Roof Plan as Proposed;
DWG No. HD/DA13 OHA/LOFT/PROP-SECTION – Section AA Plan; and
DWG No. HD/DA13 OHA/LOFT/SITE/EXISTING – Block/Site Plan as Existing.

Property Type

19 Evenden Road is a two storey semi-detached property located west of the highway.

Material Consideration

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

Relevant Planning History

No relevant 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.

1, Original Roof Volume (m ³)	N/A – Original roof
2. Existing Roof Extensions (m ³)	N/A – Original roof
Remaining Roof Volume (m ³)	50m ³ remains (full allowance for a semi-detached property)

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 28.02m ³
(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 (Juliet balcony) 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;	Y
(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 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	Y Y 0.61m from eaves N It does not
(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

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 No projection is shown
(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

Conclusion

The proposed development complies with Schedule 2, Part 1, Classes B and C of **THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED** and the **LAWFUL DEVELOPMENT CERTIFICATE** is **GRANTED**

Recommendation: <u>Grant</u> Lawful Development Certificate
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Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	6 th November 2023	Dated:	06 November 2023