



Delegated Report

Lawful Development Certificate (Proposed)

Application no: 20220014

Location Grove Farm House Gravesend Road Higham Rochester

Proposal: Application for a Lawful Development Certificate in respect of the proposed demolition of existing conservatory and erection of a single storey rear extension. Extension to incorporate 4no. roof lights with black aluminium rear doors and windows.

Applicant: Mrs Sarah Gilby

Site Visit Desktop Assessment

Procedural Note

The agent was contacted regarding a description change as follows, "Application for a Lawful Development Certificate in respect of the proposed demolition of existing conservatory and erection of a single storey rear extension. Extension to incorporate 4no. roof lights with black aluminium rear doors and windows." The agent confirmed acceptance of the change of description 03.03.2022.

Plans & Documents

Application Form;
Drawing No. MEOB – GF – GF 001 – Floor Plans – Existing and Proposed;
Drawing No. MEOB – GF – ELE – 001 – Elevations Front and Rear – Existing;
Drawing No. MEOB – GF – ELE – 002 – Side elevations – Existing;
Drawing No. MEOB – GF – ELE – 003 REV B – REVISED Elevations – Proposed; and
Drawing No. MEOB – GF – LPBP – 001 Block Plans – Existing and Proposed and Site Location Plan.

Property Type

Grove Farm House is a detached two-storey dwelling.

Material Consideration

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

Relevant Planning History

Application Ref	Description	Status	Date
20160496	Application for a Lawful Development Certificate in respect of the proposed installation of a window on the north east elevation	Certificate Granted	14.07.2016

with alterations to the roof space to form habitable rooms.

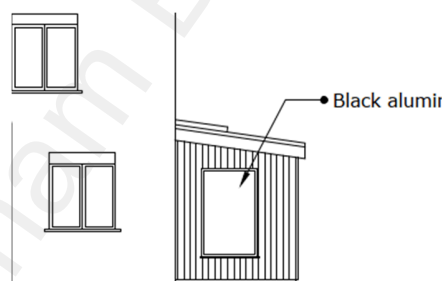
19540216	Erection of house and garage in connection with farmholding	Permitted	02.06.1954
19540036	Site for erection of farmhouse	Permitted	02.06.1954

Preliminary Matters

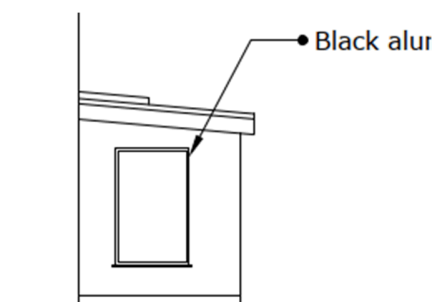
The agent was contacted regarding the proposal in relation to condition A.3 (a) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. As set out by A.3 (a), "the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse."

The original plans and description indicated the proposed materials were to be timber cladding, black aluminium windows and a pitched roof with materials that would not match the existing dwelling. Through contact with the agent, it has been confirmed that the existing windows on the main dwelling are to be changed to match the new proposed black aluminium windows and the proposed timber cladding has been altered on the plans which now show brickwork to match the existing dwelling.

Under BS 6229:2018, which relates to Building Regulations, a flat roof is described as one with a pitch of 10 degrees or under. The agent stated that the pitch of the roof on the original proposed elevations plan, (SUPERSEDED -Drawing no. MEOB – GF – ELE – 003 – Elevations- Proposed), was 8 degrees and complied with the definition as set out by BS 6229:2018. Visually, in planning terms, the plan shows a pitched roof not a flat roof. As shown below:



After discussions with the agent a revised Proposed Elevations plan (MEOB – GF – ELE – 003 REV B) was provided, with a reduction in the pitch to 5 degrees. This is shown below:



Although there remains a slight pitch on the roof, it is negligible and considered flat, therefore the proposed material is acceptable and the extension complies with Class A.3 (a).

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

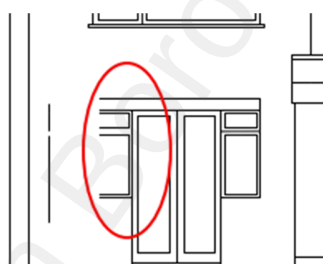
A.1	Development is not permitted by Class A if –	Y/N
(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use)	N
(b)	as a result of the works, the total area of ground covered by buildings within the 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	N
	(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	N
	(ii) exceed 4 metres in height	N
(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	N
	(ii) exceed 4 metres in height;	N
(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	N/A

	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
(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 N N
(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
(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 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
(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 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

Plan note

On the revised proposed elevations plan part of the drawing is missing (as shown below.) However, this does not affect assessment of the proposal.



Rear Elevation

Conclusion

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

Recommendation: GRANT Lawful Development Certificate

	Name/Signature	Date
Planning Officer	L Hankin	03.03.22
Principal Planner/ Manager	Richard Hart / R Hart	03.03.2022

Gravesham Borough Council