

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20211135
Location	14 Scratton Fields Cobham Gravesend Kent
Proposal:	Application for a Lawful Development Certificate in respect of the proposed erection of a rear dormer, installation of front rooflight and conversion of the roofspace to form habitable rooms.
Applicant:	Mr Palwinder Singh Tehara
Site Visit	N/A Desktop Assessment

Plans & Documents

Application form received 15 September 2021.
 Drawing no. DKM/7400/02 rev 01 (existing block plan) received 15 September 2021.
 Drawing no. DKM/7400/12 rev 02 (proposed elevations) received 15 September 2021.
 Drawing no. DKM/7400/11 rev 01 (existing elevations) received 15 September 2021.
 Drawing no. DKM/7400/01 rev 0 (location plan) received 15 September 2021.
 Drawing no. DKM/7400/04 rev 01 (proposed block plan) received 15 September 2021.

Property Type

The property comprises a two storey semi-detached dwelling.

Material Consideration

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

Relevant Planning History

20211136	Demolition of existing garage, erection of a single storey rear extension, erection of a single storey side extension and erection of a front porch.	Pending Consideration	
19970247	Conversion of integral garage to a dining/reception room.	Permitted	12.09.1997

19810173

Erection of two storey side extension to form a garage with bedroom at first floor level and single storey rear extension to form enlarged lounge

Permitted

14.04.1981

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, 25.4 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	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	Y

	(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	
(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
(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
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

Recommendation: Grant Lawful Development Certificate

	Name/Signature	Date
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Planning Officer		1 October 2021
Principal Planner/ Manager	Richard Hart / <i>R Hart</i>	4 th October 2021