



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20220493
Location	369 Singlewell Road Gravesend Kent DA11 7RL
Proposal:	Application for a Lawful Development Certificate in respect of the proposed extension to the existing garden building for use as storage and garden room.
Applicant:	Mr A Rai
Site Visit	Desktop Assessment

Plans and Documents

Application form
Covering letter dated 5 May 2022
Google Earth image from 2015
Drawing no. 22/366/01 Existing outbuilding
Drawing no. 22/366/02 Proposed outbuilding

Property Type

The property comprises a two storey detached dwellinghouse within the urban boundary of Gravesend.

Material Consideration

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

Relevant Planning History

Application No.	Description	Status	Decision
20220407	Erection of a ground floor front extension to extend the dining room and create a new porch, with conversion of the roof space to habitable rooms, alterations to the roof and internal revisions to relocate the cloakroom.	Permitted	07.06.2022
20130648	Erection of two storey rear and single storey side extension to form enlarged kitchen, enlarged lounge and garage at ground floor level	Permitted	27.08.2013

with additional bedroom and
enlarged bedroom at first floor level.

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 E - The provision within the curtilage of the dwellinghouse of –

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

E.1	Development is not permitted by Class E if –	Y/N
(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);	N
(b)	The total area of ground covered by building, enclosures and containers within the curtilage (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)	Any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;	N
(d)	The building would have more than a single storey;	N
(e)	The height of the building, enclosure or container would exceed – (i) 4 metres in the case of a building with a dual-pitched roof, (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of dwellinghouse, or (iii) 3 metres in any other case;	N Yes – 3.785m within 1.9m N
(f)	The height of the eaves of the building would exceed 2.5 metres;	N
(g)	The building, enclosure, pool or container would be situated within the curtilage of a listed building;	N
(h)	It would include the construction or provision of a verandah, balcony or raised platform;	N
(i)	It relates to a dwelling or a microwave antenna; or	N
(j)	The capacity of the container would exceed 3,500 litres; or	N
(k)	the dwellinghouse is built under Part 20 of this Schedule (construction of new	N

	dwellinghouses)	
E.2	In the case of any land within the curtilage of a dwellinghouse which is within – (a) An area of outstanding natural beauty; Development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.	N/A
E.3	In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.	N/A

Conclusion

The overall height of the outbuilding would exceed 2.5 metres within 2 metres of the boundary of the curtilage, and therefore the proposal does not fall within the limits of permitted development as set out in Article 3, Schedule 2, Part 1, Class E, paragraph (e) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal therefore requires planning permission.

Recommendation: Refuse Lawful Development Certificate

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	27th June 2022	Dated:	27 June 2022