



FAO. Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU.

Our ref: JAC/DRB/16501.

13th July 2022.

Dear Sir/Madam,

RE: RESUBMISSION OF PRIOR NOTIFICATION APPLICATION REFERENCE 20220593 FOR THE PROPOSED ERECTION OF 3NO. EXTENSIONS IN LINE WITH SCHEDULE 2, CLASS A, PART 1 OF THE GENERAL PERMITTED DEVELOPMENT ORDER AT SHORNE MEAD, PEAR TREE LANE, SHORNE, GRAVESEND, KENT, DA12 3JT.

1.1 Introduction

- 1.1.1 I refer to the above and hereby make a resubmission Prior Notification Application on behalf of our clients, Mr and Mrs Coward, for the proposed development as described above. This comprises;
- 3no. ground floor extensions to an existing C3 dwelling ('Shorne Mead'); comprising 3m² front porch, 6m² side extension and 77m² rear extension (total 86m²);
 - These works will involve demolition of some earlier extensions.
- 1.1.2 In accordance with the singular reason for refusal of application reference 20220593, the proposed rear extension has been amended to ensure that it does not project more than 8m beyond the rear extension of the original dwellinghouse as per 1948. This has been actioned following confirmation from the Council in the Delegated Report that the rear elevation was straight and did not comprise a projection, as previously shown. This is illustrated below and demonstrates that the previous reason for refusal has been overcome.

planning transport design environment infrastructure

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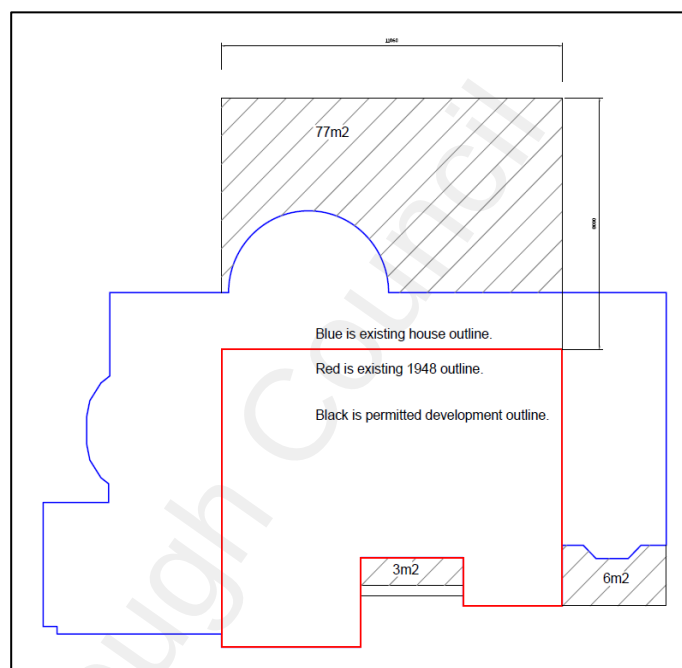
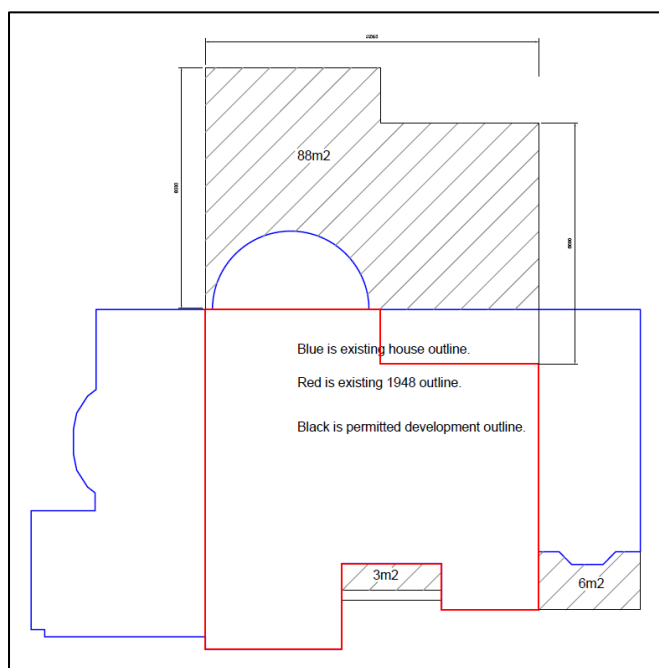


Figure 2: Floor Plan as per application ref 20220593.

Figure 1: Proposed Floor Plan.

1.1.3 The following suite of documentation supports this application:

Reference	Information Provided
Reports (DHA Planning)	
JAC/DRB/16501	This Covering Letter
Plans (Mark Carter Associates)	
3262 – 003 (B)	Location and Block Plans
3262 – 010 (D)	Permitted Development

1.2 Site Description

- 1.2.1 The site is located in a residential area along Pear Tree Lane, which comprises substantial residential accommodation set within large single plots.
- 1.2.2 At present, the site comprises a residential dwelling which has been extended since 1946. The site is bound to the south by Pear Tree Lane, to the west and east by residential dwellings (incl. Springhill to the west and Little Priory to the east), and to the south by woodland which abuts the rear garden.

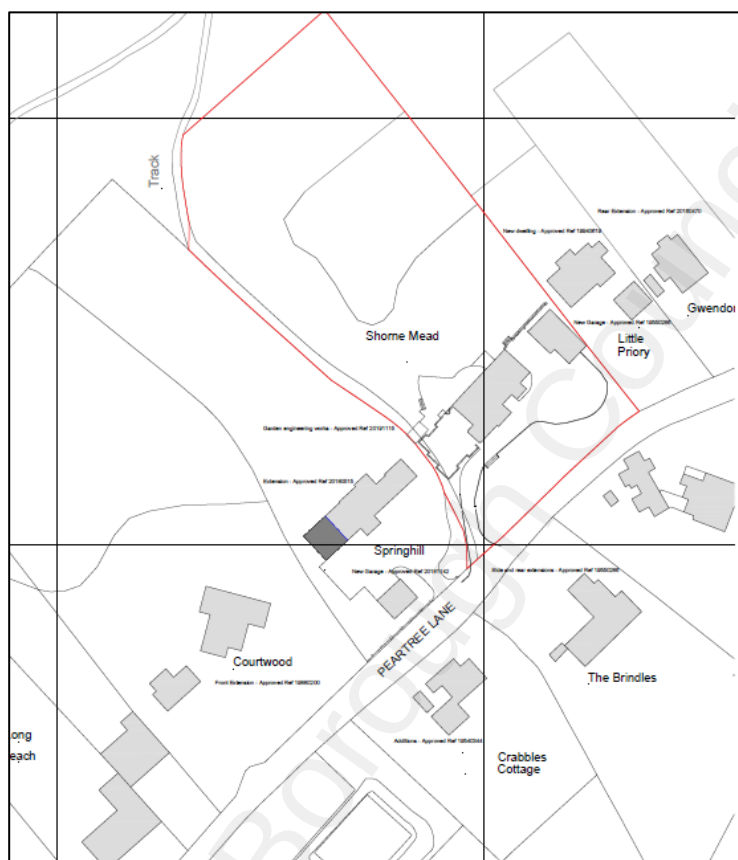


Figure 3: Site Location Plan (Courtesy of DHA Planning).

- 1.2.3 It should be noted that the proposal lies within the Green Belt and lies to the north of the Great Crabbles Wood Site of Special Scientific Interest (SSSI). However, it is not expected that the proposal will cause harm to the SSSI.
- 1.2.4 The site is not located in a Conservation Area, Area of Outstanding Natural Beauty or an area of archaeological potential, and there are no Listed Buildings or Public Rights of Way (PRoW) that would be impacted by the proposal. In addition, there are no Tree Preservation Orders (TPO) within the curtilage of or adjoining the site boundary, and the site is located entirely in Flood Zone 1 (least likely to flood).
- 1.2.5 Finally, the site does not lie within article 2(3) land.

1.3 Planning History

- 1.3.1 According to the Gravesham Borough Council online planning portal, the site has been the subject of the following planning applications.

Reference	Description	Status
20220593	Single storey rear extension with a depth of 8.00 metres, maximum height of 3.75 metres and eaves height of 2.35 metres.	Prior Approval Required and Refused- 12 Jul 2022 (subject of this resubmission).
19560253	Extension to lounge.	Approved- 09 Jan 1967.
19590307	Erection of loose box and tack room	Approved- 10 Nov 1959.
19780438	Erection of a single storey extension to form an enlarged kitchen children's playroom and a new boiler room at the side of dwelling.	Approved - 21 Jun 1978.
19970317	Construction of new pitched roofs over existing garages/boat port, incorporating dormer window in proposed front roof slope and infilling of central boat port to form garage.	Approved - 21 Aug 1997.
20060164	Erection of single storey rear infill extension to form enlarged kitchen/diner.	Approved - 07 Apr 2006.
20140811	Construction of a new roof over existing garage incorporating an increase in the height of the building, two dormer windows in the front roof slope and a juliet balcony on the north-west side elevation to provide for gym, games room and w.c./changing facilities in the proposed roof space.	Approved- 14 Oct 2014.
20170496	Demolition of existing garage and erection of a detached two storey annex and garage incorporating a dormer window in the front roof slope and juliette balconies on the north-west and south-east elevations.	Refused - 20 Mar 2018.
20181314	Alterations to existing garage to provide garage and annex accommodation incorporating increase in roof height, two dormer windows in the front roof slope and Juliette balcony on the north-west elevation to provide for ancillary accommodation, including a garden room with tea point at ground level and gym and games room accommodation above.	Approved - 27 Feb 2019.

1.4 Proposal

1.4.1 As aforementioned, our clients seek to erect:

'3no. ground floor extensions to an existing C3 dwelling ('Shorne Mead'); comprising 3m² front porch, 6m² side extension and 77m² rear extension (total 86m²).'

1.4.2 It should be noted that these works will involve demolition of some earlier extensions.

1.4.3 In accordance with the requirements of Schedule 2, Class A, Part 1 of the GPDO;

- the enlarged part of the dwellinghouse does not extend beyond the rear wall of the original dwellinghouse by more than 8 metres;
- the maximum height of the enlarged part of the dwellinghouse is to be 3.758 metres;
- the height of the eaves of the enlarged part of the dwellinghouse is to be 2.175-2.350 metres.

1.4.4 Please note, as the proposal will be joined to an existing enlargement of the dwellinghouse, the information provided relates to the total enlargement of the building i.e. the proposed enlargement together with the existing enlargement to which it will be joined. To achieve this, measurements have been taken from the existing dwellinghouse prior to enlargements.

1.5 Planning Assessment

1.5.1 To fully assess the proposal in light of Schedule 2, Class A, Part 1 of the GPDO, the criteria will be outlined below in *italics* followed by a justification of how the proposal deals with the criteria at hand.

Development not permitted

'A.1 Development is not permitted by Class A if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

1.5.2 The existing dwelling was not permitted by Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule. Therefore, this criterion is not applicable.

(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);

1.5.3 The proposals will not exceed 50% coverage of the total area of curtilage and therefore this criterion does not bite.

(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;

1.5.4 As the proposals are single storey in nature, they will not exceed the highest part of the roof of the existing two storey dwellinghouse.

(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;

- 1.5.5 As the proposals are single storey in nature, they will not exceed the highest part of the roof of the existing two storey dwellinghouse.

(e) the enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or

- 1.5.6 Only the proposed porch extension will be located on the principal elevation, but will not extend beyond it. This criterion does not therefore bite.

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

- 1.5.7 The proposed side extension does not front a highway and therefore this criterion does not bite.

(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

- 1.5.8 As the site does not lie within article 2(3) land nor on a site of special scientific interest, the extension can be up to 8m as per criterion (g). This criterion is therefore not applicable.

(ii) exceed 4 metres in height;

- 1.5.9 The height will not exceed 4m; the maximum height will be 3.758 metres.

(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

- 1.5.10 As mentioned above, the extension will project at most 8m from the rear wall of the original dwellinghouse and therefore is acceptable in terms of this criterion.

(ii) exceed 4 metres in height;

- 1.5.11 The height will not exceed 4m; the maximum height will be 3.758 metres.

(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

- 1.5.12 The enlarged part of the dwellinghouse will not be more than a single storey and therefore this criterion does not bite.

(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.

- 1.5.13 The enlarged part of the dwellinghouse will not be more than a single storey and therefore this criterion does not bite.

(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;

- 1.5.14 No 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 will not exceed 3 metres (the height of the eaves will be 2.175-2.350 metres). This criterion therefore does not bite.

(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,

- 1.5.15 The enlarged part of the dwellinghouse will extend beyond a wall forming a side elevation and will only be 3.578 metres in height. Therefore, this criterion is not applicable.

(ii) have more than a single storey, or

- 1.5.16 The enlarged part of the dwellinghouse will not be more than a single storey and therefore this criterion does not bite.

(iii) have a width greater than half the width of the original dwellinghouse;

- 1.5.17 The width will not exceed half the width of the original dwellinghouse, and this is illustrated in the supporting drawings. This criterion does not therefore bite.

(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-paragraph (e) to (j);

- 1.5.18 This criterion does not bite as all measurements have been taken from the existing building, rather than any enlarged section.

(k) it would consist of or include—

(i) the construction or provision of a verandah, balcony or raised platform,

- 1.5.19 Construction does not include the provision of a verandah, balcony or raised platform. This criterion is not therefore applicable.

(ii) the installation, alteration or replacement of a microwave antenna,

- 1.5.20 Construction does not include the installation, alteration or replacement of a microwave antenna. This criterion is not therefore applicable.

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

- 1.5.21 Construction does not include installation, alteration or replacement of a chimney, flue or soil and vent pipe. This criterion is not therefore applicable.

(iv) an alteration to any part of the roof of the dwellinghouse; or

- 1.5.22 Construction does not include an alteration to any part of the roof of the dwellinghouse. This criterion is not therefore applicable.

(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).'

- 1.5.23 The existing dwellinghouse was not built under Part 20 of this Schedule. This criterion is not therefore applicable.

- 1.5.24 The above illustrates how the proposed development should be considered acceptable, subject to the below Conditions.

Conditions

Development is permitted by Class A subject to the following conditions—

(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;

- 1.5.25 The applicants agree that material used in any exterior work will be of similar appearance to those used in construction of the existing dwellinghouse. These will comprise facing brickwork to match existing, roof tiles to match existing and white painted windows.

(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

1.5.26 The proposal is only single storey and therefore does not comprise any upper floor windows. This Condition is therefore not applicable.

(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

1.5.27 The proposal is only single storey and therefore does not comprise any upper floor windows. This Condition is therefore not applicable.

(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

1.5.28 The proposal is only single storey and therefore this Condition is not applicable.

(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).'

1.5.29 As aforementioned, the proposal is only single storey, therefore this criterion does not bite.

Conclusion

In the above circumstances and in view of the evidence presented, we conclude that the development aligns with the criteria set out by Schedule 2, Part 1, Class A of the GPDO.

We trust this information is sufficient but should the Council require additional information, this can be provided on request.

If you have any queries on the above matters, we ask that you make contact asap.

Yours Sincerely,

D. R. Blake

Dan Blake (Planner) on behalf of **John Collins** (Planning Director).

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