

Delegated Report

Prior Approval Extensions Application

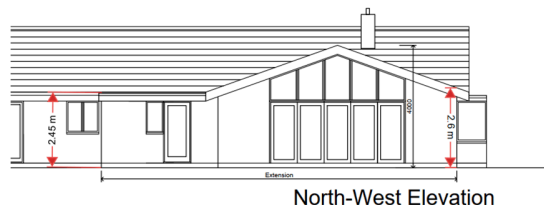
Application no:	20220461
Location	Robin Hill, Bowesden Lane, Shorne, Gravesend
Proposal:	Single storey rear extension with a depth of 6.26 metres, maximum height of 4.00 metres and eaves height of 2.60 metres.
Applicant:	Mr Nick Sandhu
Site Visit	Desktop Assessment

Plans & Documents

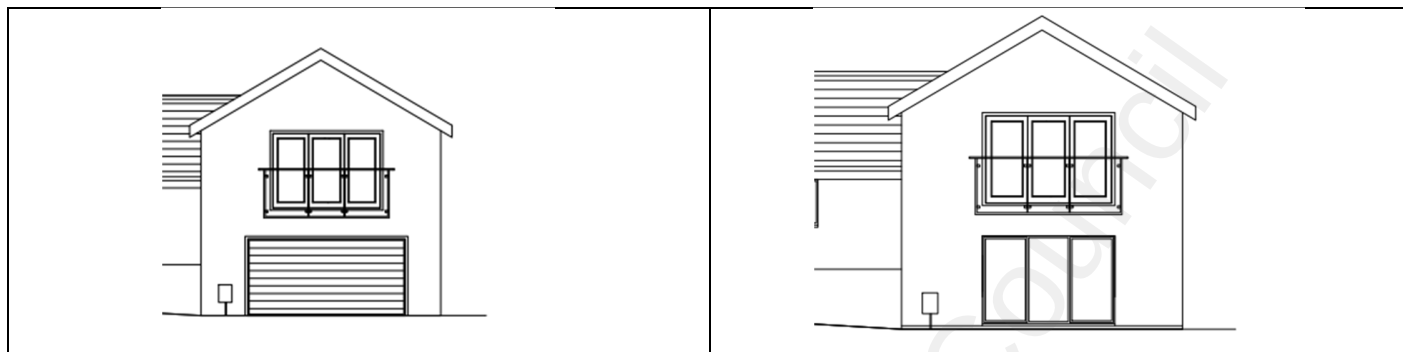
Application Form;
Drawing No. P1 – OS Plan;
Drawing No. P2 – Block Plan – Existing;
Drawing No. P20 – Block Plan – Proposed;
Drawing No. P21 – Ground floor Plan – Proposed;
Drawing No. P22 – First Floor Plan – Proposed;
Drawing No. P23 - South East and South West Elevations – Proposed;
Drawing No. P24 – North East and North West Elevations – Proposed;
Drawing No. P25 – Roof Plan – Proposed;
Drawing No. P3 – Ground Floor Plan – Existing;
Drawing No. P4 – First Floor Plan – Existing;
Drawing No. P5 – North East and North West Elevations – Existing;
Drawing No. P6 – South East and South West Elevations – Existing; and
Drawing No. P7 – Roof Plan – Existing.

Plan Note

The Application Form states an eaves height of 4.00m, however when measuring the plans, it is clear the eaves height on the dual pitched roof is a maximum of 2.60m. Therefore, the description has been amended accordingly.



The plans show other proposed changes such as replacement of the garage doors with windows, example below. This application is dealing with the Prior Approval for the single storey rear extension only, any other proposed changes on the plans are not a consideration under this application.



Property Type

Robin Hill is a detached chalet style bungalow.

Proposal

The application seeks prior approval under Class A, Part 1 Schedule 2 and Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the erection of a single storey rear extension with a depth of 6.26 metres, a maximum height of 4.00 metres and an eaves height of 2.60 metres.

Relevant Planning History

Application No.	Description	Status	Decision
20211504	**REVISED DESCRIPTION** Demolition of rear extension; Erection of two storey rear extension and first floor front extension; Construction of raised walls on front and rear elevations with new raised roof and front and rear dormers; Conversion of roof space to provide habitable accommodation; Internal alterations to create integral garage; and formation of two parking spaces.	Refused	07.04.2022
20110873	Conversion of existing integral garage into two bedrooms and children's study and construction of new pitched roof to replace existing flat roof at rear.	Permitted	18.11.2011
19960603	Construction of a pitched roof over	Permitted	27.09.1996

the existing flat roofed extension at the rear.

19930011	Erection of first floor extension over the existing garage at the side to form bedroom with dressing room and en-suite bathroom and a detached double garage at the side.	Permitted	01.04.1993
TH/6/59/18	Erection of two detached houses	Permitted	11.02.1959

Development Plan

Due to the nature of this application, the adopted plan and national planning policies are not relevant since it relates to whether the proposed single storey extension requires prior approval.

Planning Legislation

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

Consultations, Publicity and Representations

In accordance with the amendments in relation to home extensions under paragraph A.4 (5) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the following adjoining neighbouring properties were notified of this application;

- The Silver Birches, Bowesden Lane
- Fairacre, Bowesden Lane
- Herongate, Bowesden Lane

No representations were received from the neighbouring properties consulted in this prior approval application. The consultation period expired 20th May 2022.

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	N

	50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	
(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 (ii) fronts a highway and forms a side elevation of the original dwellinghouse	N/A
(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 (ii) exceed 4 metres in height	Y 6.26m N 4.00m
(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 (ii) exceed 4 metres in height;	N 6.26m N 4.00m
(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 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 Eaves measure 2.60m
(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/A
(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;	N/A*
(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 Roof windows existing
(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

*Assessment Note – no information was provided to enable this question to be answered. However, it is not directly related to the Prior Approval Extension Application itself. The proposed single storey rear extension would need to adhere to all of the above to be considered permitted development and further information would be required in the event of a submission to obtain a Lawful Development Certificate.

Analysis

Under Class A.1 (g) of the Town and Country Planning (General Permitted Development) (GDPO) (England) Order 2015, as amended, a single family dwelling can extend beyond the rear wall by 8 metres in the case of a detached property, as long as it does not exceed 4 metres in height.

As set out in the GDPO, Class A.4 (2), the developer has provided sufficient information to support the application; application form, site location plan and block plans.

The information provided show the proposed development is within the parameters set out in the GPDO; 6.26 metres deep, a maximum height of 4.00 metres, with an eave height of 2.60 metres.

The adjoining properties were consulted in accordance with A.4 (5) and no representations were received. Therefore A.4 (7) has not been triggered and impact on neighbouring amenity does not require investigation.

It is considered that the details and documents provided with the application are sufficient and no further information is required under A.4 (8) to determine the proposed development.

Conclusion

The proposed development complies with **THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED**, and it is considered **PRIOR APPROVAL IS NOT REQUIRED**, subject to the imposition of informatives relating to the extent of this prior approval, the development to accord with the information provided, the time limit for completion, notification of completion and requirement to comply with Building Regulations and Party Wall Act.

Recommendation: <u>PRIOR APPROVAL IS NOT REQUIRED</u>		
	Name/Signature	Date
Planning Officer	L Hankin	23.05.22
Principal Planner/ Manager	Richard Hart / <i>R Hart</i>	23 rd May 2022