



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20220209
Location	17 Lynton Road South Gravesend Kent DA11 7NF
Proposal:	Application for Lawful Development Certificate for proposed construction of a dormer extension in the rear roof slope and conversion of the roof space into habitable rooms.
Applicant:	Curtis, Goldwyn Knight Property Group Limited
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application Form Received 25/02/2022;
- Drawing 00 (Site Location Map) 25/02/2022;
- Drawing 09 (Proposed Elevations) 25/02/2022;
- Drawing 03 (Existing Section AA) 25/02/2022;
- Drawing 05 (Proposed First Floor Plan) 25/02/2022;
- Drawing 04 (Proposed Ground Floor Plan) 25/02/2022;
- Drawing 06 (Proposed Loft Plan) 25/02/2022;
- Drawing 0011 (Proposed Block Plan) 25/02/2022;
- Drawing 02 (Existing Elevations) 25/02/2022;
- Drawing 01 (Existing Plans) 25/02/2022;
- Drawing 07 (Proposed Roof Plans) 25/02/2022;
- Drawing 08 (Proposed Section AA) 25/02/2022;
- Drawing 10 (Existing/Proposed Block Plans) 25/02/2022;

Property Type

The property comprises a mid-terrace house

**Material Consideration**

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

Relevant Planning History

No relevant planning history

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 – approx 28.7m3 N/A
(e)	It would consist of or include –	N Y – But

	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	permitted under (g)
(f)	The dwellinghouse is on article 2 (3) land	N/A
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 – confirmed in drawing 09
(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 (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	Y Y N
(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	Y – But permitted under (g) N/A

	equipment.	
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

Class G – chimneys, flues etc on a dwellinghouse

The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

G.1	Development is not permitted by Class G if –	G.1
(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)	The height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or	N
(c)	In the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the dwellinghouse.	N N
(d)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N

Analysis

Dormer Calculation

Main Roof dormer calculation method = height x depth x length / 2

$$1.94 \times 2.97 \times 4.1 = 11.8$$

Outtrigger Dormer Upper Portion method = height x depth x length

$$1.8 \times 2.96 \times 2.4 = 12.78$$

Outtrigger Dormer Lower Portion method = height x depth x length x 0.5

$$1.13 \times 2.96 \times 2.46 / 2 = 4.11$$

$$\text{Total} = 11.8 + 12.78 + 4.11 = \mathbf{28.7sqm}$$

Conclusion

The proposed rear dormer and front roof lights falls within Schedule 2, Part 1, Class B, C & G of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and as such planning permission is not required.

Recommendation: <u>Grant</u> Lawful Development Certificate		
	Name/Signature	Date
Planning Officer		12/04/2022
Team Leader		14 April 2022