

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20251310
Location	354 Thong Lane Gravesend Kent DA12 4LH
Proposal:	Application for a Proposed Lawful Development Certificate; Erection of rear box dormer and rooflights at the front to convert the loft space into a bedroom and an en-suite.
Applicant:	Mr Singh
Site Visit	N/A Desktop Assessment

Plans & Documents

Application form
Drawing no. 001 rev A (site location and block plans)
Drawing no. 002 rev A (existing floor plans)
Drawing no. 003 rev A (proposed floor plans)
Drawing no. 004 rev A (existing elevations)
Drawing no. 005 rev A (proposed elevations)

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)

Consultations

As this is an application for a lawful development certificate no consultations are required to be undertaken. Nevertheless the following responses have been received;

Dickens' Country Protection Society

In the Society's view the bulk of the dormer should be reduced. In design terms there should be two to three courses of tiling below the ridge on the main roof before the dormer roof emerges (previous Gravesham policy). In general, where possible, the dormer should be subservient to the main roof. In this case, as detailed, the dormer roof appears too high.

Shorne Parish Council

This application should be considered together with 20251308 (side and porch extensions) and 20251309 (rear extension). The Parish Council overall has no objection in principle to this proposal but has concerns about the proposed size and design. The proposed dormer does not show subsidiarity as the roof height is level with the ridge height of the house, and the rear and northern side walls sit on top of those of the house, so it is not

really a dormer and all dimensions should be reduced. In terms of parking, the house would become 4-bedroomed and the rear garage space is being lost under ref 20251308. There should be sufficient on-site parking remaining if the front garden is fully paved over as common locally. A parking plan should be submitted as well as details of permeable materials to be used.

Officer note; whilst the comments received are noted, they are not relevant to the determination of this Lawful Development Certificate application.

Relevant Planning History

20251309	Prior approval application for a single storey rear extension with a depth of 4.00 metres, maximum height of 2.80 metres and eaves height of 2.80 metres.	Prior Approval not Required	28.01.2026
20251308	Demolition of existing outbuilding, erection of double storey front/ side extension with windows to front. Erection of a double storey front porch extension.	Pending Consideration	

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.

Dormer Volume:	
(Depth x height x width) / 2	
(3.65 x 2.14 x 6) / 2	= 23.43sqm

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 –	N (see calcs)

	(i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case;	above)
(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 (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
(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

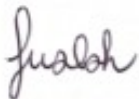
Class C - Any other alteration to the roof of a dwellinghouse.

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

* The applicant's agent has confirmed via email dated 29 January 2026 that the rooflights will be flush to the roof slope and therefore will not project more than 0.15m.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Alison Webster	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	29th January 2026	Dated:	29 January 2026