



Delegated Report

Householder Planning Application

Planning Application No:	20231314
Location:	51 St Marks Avenue, Northfleet, Gravesend, Kent
Description:	Application for a Lawful Development Certificate for a proposed loft conversion with two rear dormers.
Applicant:	Mr Gurjeet Singh
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Site Location Plan
Drawing no. SINGH/PLAN/001 (Existing and proposed elevations)
Drawing no. SINGH/PLAN/002 (Existing and proposed floor plans)
Drawing no. SINGH/PLAN/003 (Block Plan)
Drawing no. SINGH/PLAN/003 (Existing and proposed roof plans)
Drawing no. SINGH/PLAN/004 (Existing and proposed sectional view)

Property Type

The property comprises a mid-terrace two storey dwellinghouse in the urban area.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20231270	Erection of a single storey rear extension with a flat roof.	Pending	
19790791	Erection of single storey rear extension to form a kitchen	Permitted	15.11.1979

Officer Assessment

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Conservation Area)	N
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	N

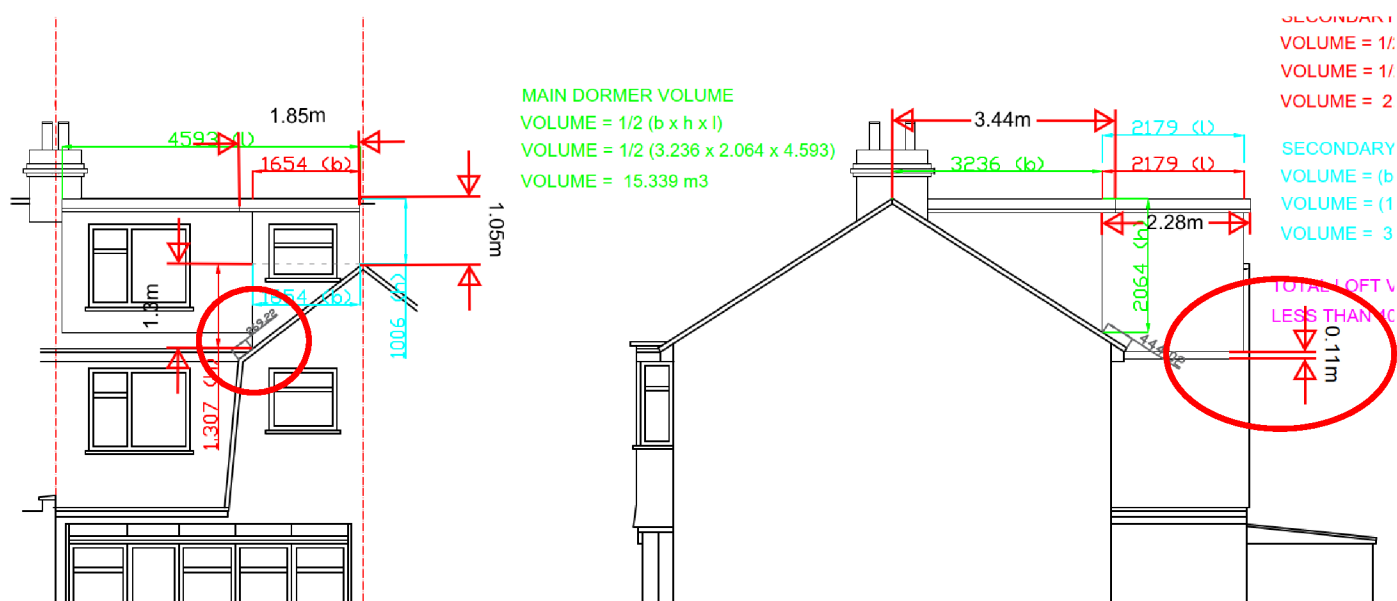
Class B - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

1. Existing Roof Extensions (m ³)	None
2. Proposed Roof Volume (m ³)	24.27m ³

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 (24.27m ³)
(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 N (0.11m) N
(c)	Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be – (i) obscure-glazed, and	N/A

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| (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. |
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The side elevation of the proposed rear dormer extension over the existing outrigger shows that the development does not meet the B.2(b)(bb) condition that the enlargement must not be less than 0.2m from the original eaves (scaling off the drawing, the measurement is 0.11m). However, the rear elevation of the dormer shows that it does meet the condition, with a measurement of 0.269m specified on the plan. This would therefore appear to be a drawing error.



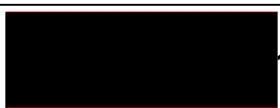
Regardless, this condition must be met by development permitted by Class B, and if it is not met, it would not be permitted development. Attention would be drawn to this via an informative on the decision notice setting out the B.2 conditions.

The proposed floor plans show that with the proposed dormer extensions 7 bedrooms would be created at the property. This indicates that the property might be used as an HMO. An informative should be included about the threshold for a change of use to an HMO.

Conclusion

As the proposal falls within the above limits set out in Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), planning permission is not required, and a Lawful Development Certificate can be issued.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	06 February 2024	Dated:	06 February 2024