

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20250238
Location	229 Rochester Road Gravesend Kent DA12 4TW
Proposal:	Application for a Proposed Lawful Development Certificate; erection of a rear dormer with rooflights to the front and conversion of the roof space to habitable rooms.
Applicant:	Ms Danielle Rossiter
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application Form
- Site Location Map
- Drawing No: 229-RR-03 (Proposed Floor Plans)
- Drawing No: 229-RR-01 (Existing Floor Plans)
- Drawing No: 229-RR-05 (Proposed Roof Plan)
- Drawing No: 229-RR-09 (Proposed Side Elevations)
- Drawing No: 229-RR-11 (Proposed 3D View)
- Drawing No: 229-RR-06 (Existing Elevations)
- Drawing No: 229-RR-02 (Existing Roof Plan)
- Drawing No: 229-RR-04 (Proposed Loft Plan)
- Drawing No: 229-RR-10 (Existing 3D View)
- Drawing No: 229-RR-07 (Existing Side Elevations)
- Drawing No: 229-RR-08 (Proposed Elevations)

Supplementary Information

- Roof Volume Calculation

Property Type

The property comprises a two storey semi detached 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 – Roof Lights do not appear to project
(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 N- 40.8m3 See Officer Analysis
(e)	It would consist of or include – the construction or provision of a verandah, balcony or raised platform or	N N

	the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or	
(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 – Confirmed in drawing 229-RR-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 – Set back by 0.5m N/A
(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 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 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 N/A
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Officer Analysis

Under Class B & C of the general permitted development order, a semi detached property can extend the roof by way of a hip to gable enlargement and rear dormer on the basis that it does not exceed 50 cubic meters in total. The below calculations evidence that the roof does not exceed this threshold.

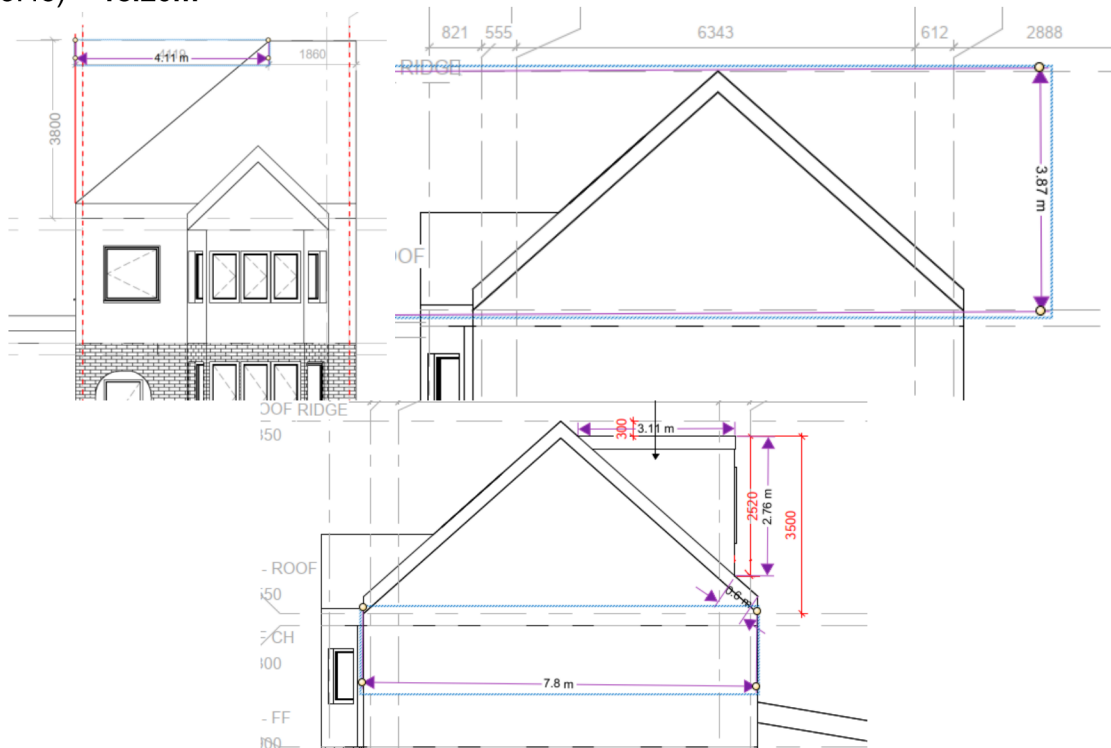
Hip to Gable Calculation

Base Calculation = $0.5(\text{Length} \times \text{Depth})$

$$0.5 (7.8 \times .4.1) = \mathbf{15.99m^3}$$

Hip to Gable Calculation = $\frac{1}{3}(\text{Base} \times \text{Height})$

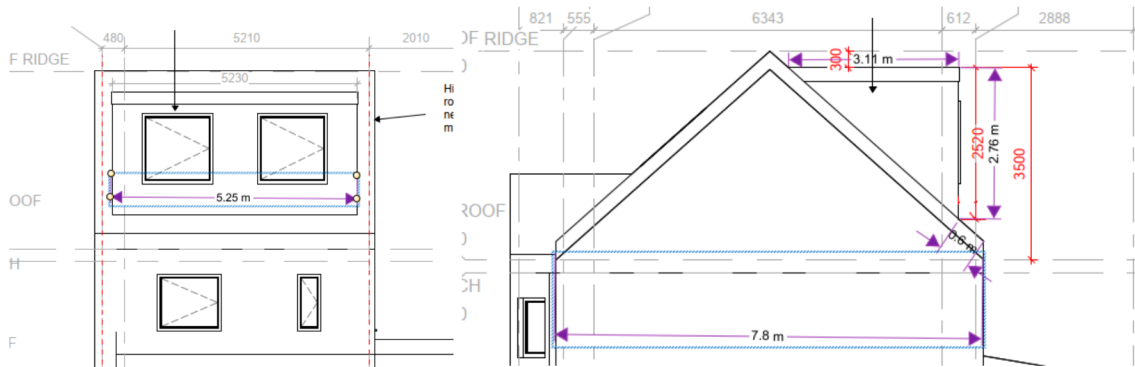
$$\frac{1}{3}(15.99 \times 3.45) = \mathbf{18.20m^3}$$



Dormer Calculation

Dormer Formula = $\frac{1}{2} (\text{Length} \times \text{Height} \times \text{Depth})$

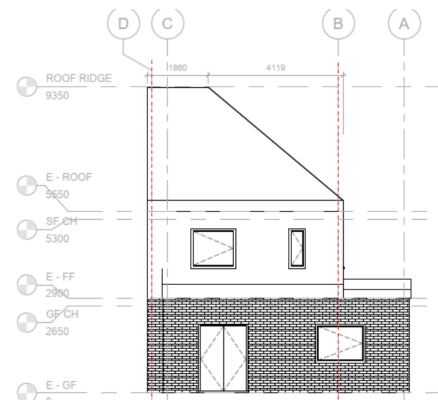
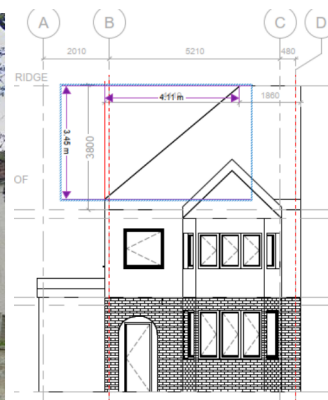
$$0.5 (5.2 \times 2.8 \times 3.1) = \mathbf{22.6m^3}$$



Roof Volume Total

$$18.2\text{m}^3 + 22.6\text{m}^3 = \mathbf{40.8\text{m}^3}$$

It is noted that the submitted plans do not show the chimney which is in place. It is considered that the proposed alterations are unlikely to impact this and so the agent has not been asked to amend the plans.



Recommendation

The proposed Hip to Gable Enlargement, Rear Dormer Extension and Front Roof Lights fall within Schedule 2, Part 1, Class B & C of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and as such planning permission is not required.

Conclusion

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	6 th May 2025	Dated:	06 May 2025