

Delegated Report

Prior Approval Extensions Application

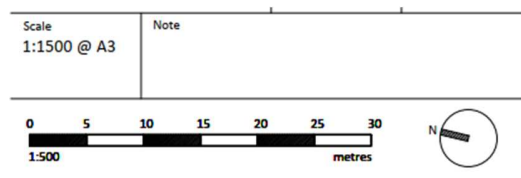
Application no:	20220880
Location	Long Acre Pear Tree Lane Shorne Gravesend
Proposal:	Single storey rear extension with a depth of 8.00 metres, maximum height of 4.00 metres and eaves height of 2.50 metres.
Applicant:	Mr And Mrs King
Site Visit	Desktop Assessment

Plans & Documents

Application Form;
Drawing No. 01 – OS Plan;
Drawing No. 02 A – Block Plan - Existing;
Drawing No. 03 – Ground Floor Plan - Existing;
Drawing No. 04 – First Floor Plan - Existing;
Drawing No. 05 – Front and Side Elevation - Existing;
Drawing No. 06 – Rear and Side Elevation - Existing;
Drawing No. 21 – Block Plan - Proposed;
Drawing No. 22 – Ground Floor Plan - Proposed;
Drawing No. 23 – First Floor Plan - Proposed;
Drawing No. 24 – Front and Side Elevation - Proposed;
Drawing No. 25 – Rear and Side Elevation - Proposed; and
Supplementary Information – Cover Letter (received 11.08.22.)

Plan Note

There is a scale discrepancy on the existing and proposed block plans, as 2 scales are shown. The plans measure electronically at 1:500, and this application will be assessed as such:



It is noted that the red line on the Site Location Plan and Block Plans appears to be incorrect, according to our maps. In previous application, 20220769, it was confirmed the site location plan is based on the Land Registry Title and a Topographic Survey that has been undertaken.

Property Type

Long Acre is a two storey detached property.

Policies & Representations

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) requires the Local Planning authority to consult adjoining neighbours for Prior Approval Householder Applications under Class A, Part 1 Schedule 2 and Article 3. Additional consultation is not part of the procedural requirements. A representation from Shorne Parish Council was received however as the representation was not from a neighbouring property, this is not relevant for this application.

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 8.00 metres, a maximum height of 4.00 metres and an eaves height of 2.50 metres.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220769	Application for a Lawful Development Certificate in respect of the proposed erection of a detached outbuilding over the existing swimming pool in the rear garden, this will include a gym, changing room and plant room.	Certificate Granted	05.09.2022
20220742	Prior approval for enlargement of the dwellinghouse by the construction of an additional storey	Prior Approval is Required and Refused	11.08.2022
20220731	Single storey rear extension with a depth of 8.00 metres, maximum height of 4.00 metres and eaves	Prior Approval is Required and Refused	01.08.2022
19880653	Erection of side extension at first floor level to form a snooker room.	Permitted	30.09.1988
19870925	Erection of a two storey side extension to form an enlarged garage with a bedroom over; erection of a side and rear extension at first floor level to form an ensuite bathroom, lounge and enclosed balcony; erection of a front extension at first floor level to form an open porch; and the construction of pitched roofs over the entire building	Permitted	20.01.1988
19780341	Replacement of existing mono pitched roof with gable ended double pitched roof and the erection of extensions	Permitted	22.06.1978

	at ground and first floor level to provide a replacement double garage and additional single garage and carport, a play room, an enlarged bedroom and an additional bedroom and the carrying out of elevational alterations.		
TH/6/59/319 (19590319)	Site for erection of house and garage	Permitted	30.11.1959
TH/6/59/82 (19590082)	Erection of bungalow and garage	Permitted	08.05.1959
TH/6/57/55 (19570055)	Development of land for the erection of not more than two dwellings	Permitted	02.05.1957

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;

- Pear Tree House, Pear Tree Lane
- The Grange, Pear Tree Lane
- Mullion, Pear Tree Lane

No neighbour representations were received from the neighbouring properties consulted in this prior approval application. The consultation period expired 1st September 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 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	N
(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
(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 N
(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 7.90m N
(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/A Boundary distance is greater than 2.00m
(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;	Y
(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
(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

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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 additional plans.

The information provided show the proposed development is within the parameters set out in the GPDO; 7.90 metres deep, a maximum height of 4.00 metres, with an eave height of 2.50 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: PRIOR APPROVAL IS NOT REQUIRED

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	12th September 2022	Dated:	12th September 2022