

PP ref: PP-12775120
Our ref: 4036.SC

Date: 6 February 2024

Mr Richard Hart
Development Management Team Leader
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Mr Hart,

**Town and Country Planning (General Permitted Development) (England) Order 2015
(as amended) : Schedule 2 Part 1 Class A
Application for Lawful Development Certificate for the Proposed erection of 2no.
Single-Storey Rear Extensions
Azila Dean Lane Harvel Kent DA13 0BS**

Please find submitted on behalf of the applicant Mr T Harrar, an application for a Lawful Development Certificate relating to the proposed erection of 2no. single-storey rear extensions at Azila Dean Lane Harvel Kent DA12 0BS.

The application comprises the following documents and drawings.

- Covering letter and supporting information
- Application Form
- Drawing nos.
 - 4043.01 Site Location Plan and Existing Block Plan
 - 4043.02 Existing Floor Plans
 - 4043.03 Existing Elevations
 - 4043.04 Proposed Block Plan
 - 4043.05 Proposed Floor Plans
 - 4043.06 Proposed Elevations

1. The site

- 1.1** Azila is a detached bungalow situated on the north side of Dean Lane approximately 133m south-west of its junction with Dean Road and Strawberry Hill. Other dwellings of various sizes and styles are sporadically sited nearby along either side of Dean Lane.

1.2 The property is located within the Kent Downs National Landscape and the Green Belt. The land and woodland to the north and south of the application site form part of the 'Strawberry Hill, Pasture & Woodland Local Wildlife Site' as indicated on the Core Strategy Policies Map 2014. This extends to around 74.25ha in area.

1.3 As this is an application seeking a Lawful Development Certificate, the site's location within a designated National Landscape has some bearing on the relevant General Permitted Development Order criteria as this is classified as Article 2(3) land within the Order. Other designations are of no relevance to this application and its consideration.

2. Application Proposals

2.1 The proposed extensions would be located on the rear north facing wall of the original dwellinghouse and would provide for a new kitchen and enlarged living space.

2.2 Extension 1 comprising, the enlarged living space, would project 4m from the rear wall of the existing bungalow, it would be approximately 7.3m wide. It is not attached to any previous extension or other original feature of the dwelling. The extension would be no higher than 4m measured in accordance with the guidance set out at page 6 of the 'Permitted development rights for householders: Technical Guidance' September 2019. The external walls would be faced in similar buff brickwork to the existing dwelling and the roof would be slate.

2.3 Extension 2 would provide a 'galley-kitchen' and would project 4m from the rear wall of an existing original rear entrance porch on the north east corner of the bungalow and would be 2.3m in width. This too would be no more than 4m in height. The materials palette would be as for Extension 1 and as outlined above.

3 Assessment against GPDO 2015 Criteria

3.1 For the proposed rear extensions to be considered lawful it is necessary to ensure that the requirements of Class A.1 are met. The proposed development has been assessed against the requirements of Paragraph A.1 as follows:

(a) The dwelling has not been granted permission for use as a dwellinghouse by virtue of Classes M, MA, N, P, PA or Q of Part 3 of Schedule 2 of the General Permitted Development Order 2015 (as amended);

(b) The total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage of the dwellinghouse;

(c) The height of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the highest part of the roof of the existing dwellinghouse;

- (d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would not exceed the height of the eaves of the existing dwellinghouse;
- (e) The enlarged part of the dwellinghouse would not extend beyond a wall which forms the principal elevation of the original dwellinghouse and does not extend beyond a side wall of the dwelling which fronts a highway.
- (f) (i) The application property is a detached dwelling and the proposed extensions would not extend beyond the rear wall of the original dwellinghouse by more than 4 metres.
(ii) The proposed extensions would not exceed 4 metres in height;
- (g) Not applicable. Furthermore, the site is located on Article 2(3) land.
- (h) Not applicable. It is single-storey extensions that are proposed;
- (i) The enlarged parts of the dwellinghouse would not be within 2 metres of the boundary of the curtilage of the dwellinghouse;
- (j) The enlarged parts of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse, and would not
 - (i) exceed 4 metres in height,
 - (ii) have more than a single storey,
 - (iii) have a width greater than half the width of the original dwellinghouse;
- (ja) The proposed extensions are not joined to any previous extension to the dwelling.
- (k) The extensions would not 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; or
- (l) The dwellinghouse has not been built under Part 20 of Schedule 2 of the General Permitted Development Order 2015 (as amended);

4. Other requirements

- 4.1** The General Permitted Development Order 2015 at Part 1 paragraph A.2 states as follows

'A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

- (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;*
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or*

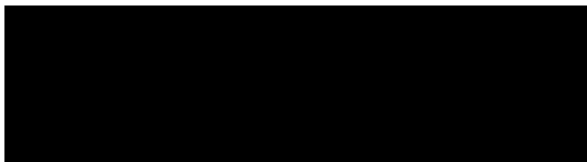
(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.
(d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).'

- 4.2** Whilst the property is situated on Article 2(3) land, the proposed palette of materials does not include any of the materials set out in Paragraph A.2(a). The criteria of Paragraph A.2 (b), (c) and (d) are also met.
- 4.3** The proposals meet the terms of the condition set out at paragraph A.3(a) in that the proposed materials are of a similar appearance to those used in the construction of the exterior of the existing dwelling. The remaining requirements of paragraph A.3 are not relevant to the current proposals.

5 Conclusion

- 5.1** This letter, the application form and the accompanying and submitted drawings provide the necessary supporting information to evidence why the proposed development would be lawful.
- 5.2** We look forward to receiving acknowledgement that the application is valid as submitted and details of the allocated case officer shortly. Please do not hesitate to contact me if you require clarification on any matters and issues raised in this letter or the details of the application itself or any matters that may arise during the course of determining the application.

Yours sincerely,



Steve Clarke
Associate Planner