

Delegated Report

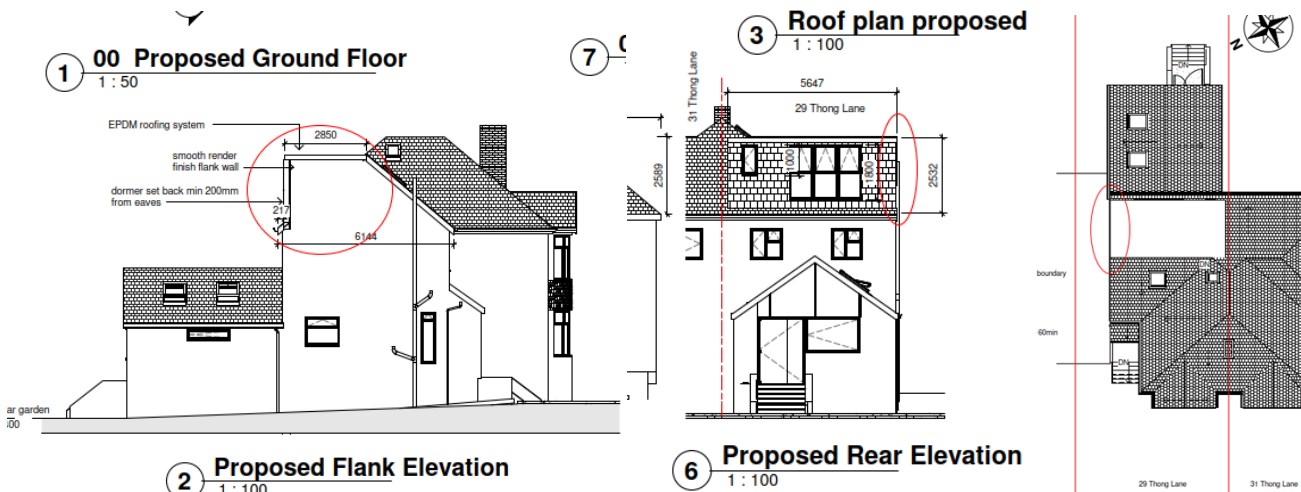
Lawful Development Certificate (Proposed)

Application no:	20250354
Location	29 Thong Lane Gravesend Kent DA12 4LB
Proposal:	Application for a Proposed Lawful Development Certificate for the proposed loft conversion into habitable room incorporating Hip To Gable wall extension and Rear Dormer with front slope Velux lights.
Applicant:	Mrs Sarah Blanchard-Stow
Site Visit	N/A Desktop Assessment

Preliminary Matters

The initial submission showed a dormer which was constructed flush with the flank elevation. However in order to comply with Permitted Development rules, the dormer must be set in from the side. The agent was contacted and asked to revise the plans accordingly.

Below shows the previous plans which have now been superseded, with the error circle in red for clarity.



Plans & Documents

- Application Form
- Drawing No: 302 (Proposed Section Drawing)
- Drawing No: 801 (Proposed Block Plan and Location Map)
- Drawing No: 101 (Existing Plans, Elevations and Roof Plan)

- Drawing No: 301 (301REVISION 1)
- Drawing No: 701 (Existing Block Plan and Site Location Map)

Superseded:

- ~~Drawing No: 301 (Proposed Plans, Elevations and Roof Plan)~~

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
(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/A N – 21.7m ³ See Conclusion
(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 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 – Confirmed in application Form
(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 217mm N
(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
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(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

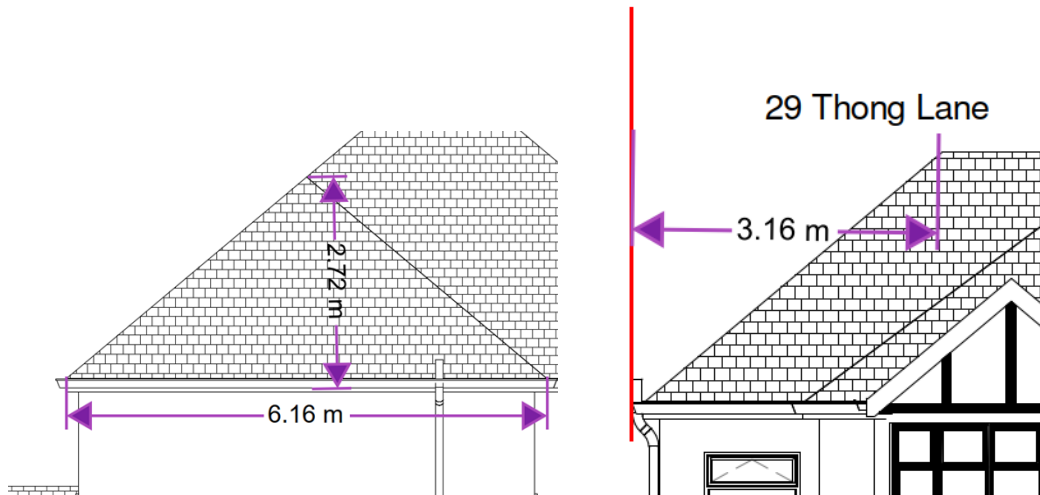
Officer Analysis

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

Hip to Gable Calculation

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

$$0.5 (6.16 \times .3.16) = 9.73\text{m}^3$$

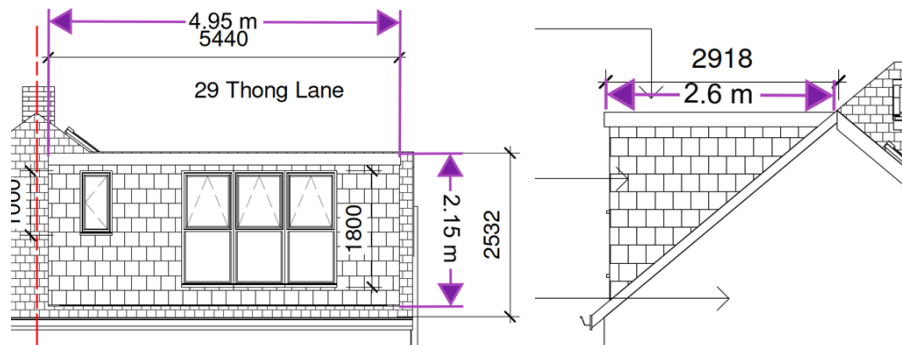


Hip to Gable Calculation = $\frac{1}{3}(\text{Base} \times \text{Height})$

$$\frac{1}{3}(9.73 \times 2.7) = 7.9\text{m}^3$$

Dormer Calculation

It has been noted that the annotated plans show a dormer height and width above what the plans measure and so the annotated measurements have not been used to calculate the dormer volume.



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

$$0.5 (4.95 \times 2.15 \times 2.6) = 13.84\text{m}^3$$

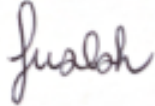
Roof Volume Total

$$7.9\text{m}^3 + 13.84\text{m}^3 = 21.7\text{m}^3$$

Conclusion

The proposed Hip to Gable Enlargement and Rear Dormer alteration Alterations falls 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.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	16th June 2025	Dated:	17 June 2025