



Architects

**Application for a Certificate of Lawfulness for
proposed side extensions & alterations to the
roof, a new chimney and front porch**

at

Sunny Slope, Longfield Avenue DA3 7LA

Planning, Design & Access Statement

12 December 2022

**DAC Architects
21 Stone Street
Gravesend Ken
DA11 0NP
4980/20**

Introduction & Use

The proposal is to extend the property under schedule 2, Class A of the town & country planning order 2015 as amended, to alter the roof under Class B & Class C of the Order, to form a new entrance porch under Class D of the Order and to build a chimney under Class G of the Order.

The extensions etc will be added to the original part of the bungalow which has previously only been extended at the rear with a flat roof single storey extension. The proposals will comply with the order as noted below.

Side extensions

Single storey side extensions with a maximum height of 4m, a maximum depth equal to that of the original dwelling & a maximum width no more than half the width of the original dwelling. These have been designed to be permitted development as noted in detail below

A.1 (a) *permission to use the dwelling house ... has been granted only by virtue of ... change of use*

The bungalow has always been of residential use

A.1 (b) *as a result of the works the total area of ground covered by buildings within the curtilage of the dwelling house ... would exceed 50% of the total area of the curtilage*

The site area is extensive & the total size of all extensions shown on this drawing is far less than 50% of the curtilage

A.1 (c) *the height of the part of the dwelling house enlarged ... would exceed the height of the highest part of the roof of the existing dwelling house*

The maximum height of the extension is no more than 4m which is considerably less than the maximum height of the original dwelling (approx 5884mm)

A.1 (d) *the height of the eaves of the part of the dwelling house enlarged ... would exceed the height of the eaves of the existing dwelling house*

The eaves height of the proposed extension is to line through exactly with the height of the eaves of the original house

A.1 (e) *the enlarged part of the dwelling house would extend beyond a wall which forms the principal elevation of the original dwelling house or fronts a highway ...*

The principal elevation of the original dwelling faces the highway. No part of the extension is built forward of this elevation

A.1 (f) *rear extensions*

Not applicable

A.1 (g) *rear extensions*

Not applicable

A.1 (h) *rear extensions*

Not applicable

A.1 (i) *the enlarged part of the dwelling house would be within 2m of the boundary of the curtilage of the dwelling house ...*

No part of the extension is within 2m of the boundary of the curtilage of the dwelling house

A.1 (j) *the enlarged part of the dwelling house would extend beyond a wall forming a side elevation of the original dwelling house & would exceed 4m in height, have more than a single storey or have a width greater than half the width of the original dwelling house*

The extension has a maximum height to the highest part of 4m (measured from ground level to ridge), it is a single storey and it is no more than half the width of the original house

A.1 (k) *it would consist of or include ... verandah, balcony or raised platform ... a microwave antenna ... a chimney, flue or soil & vent pipe, or the alteration to any part of the roof of the dwelling house*

See below for chimney

A.2 *article 2(3) land*

Not applicable

A.3 (a) *the materials used in any exterior work ... shall be of similar appearance to those used in the construction of the exterior of the existing dwelling house*

New facing materials will match existing

A.3 (b) *any upper floor window ...*

No upper floor windows proposed in extensions

A.3 (c) *where the enlarged part of the dwelling house has more than a single storey ... same roof pitch*

The extension is single storey only so not applicable

Alterations to Roof

The works comprise some internal rearrangements not requiring planning consent and more substantially alterations to change the roof from hipped to gabled and also to insert two additional Velux type roof windows. This work has been designed to be permitted development as noted in detail below with the hip to gable covered by Class B and the roof windows by Class C

B.1 (a) *permission to use the dwelling house ... has been granted only by virtue of ... change of use*

The bungalow has always been of residential use

B.1 (b) *any part of the dwelling house would as a result of the works exceed the height of the highest part of the existing roof*

The maximum height of the hip to gable is no more than the maximum height of the original dwelling (approx 5884mm)

B.1 (c) *any part of the dwelling house would as a result of the works extend beyond the plane of any roof slope which forms the principal elevation of the dwelling house & fronts a highway*

The hip to gable will line through with the slope of the existing roof

B.1 (d) *the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 50 cubic metres*

As per the existing Lawful Development Certificate ref 2018/0580 the cubic content thus created does not exceed 50 cubic metres

B.1 (e) *it would ... include ... a verandah, balcony or raised platform*

None of these are being proposed

B.1 (f) *the dwelling house is on article 2(3) land*

Not applicable

B.2 (a) *the materials used in any exterior work shall be of similar appearance to those used in the construction of the exterior of the existing dwelling house*

New facing materials will match existing

B.2 (b) *... other than in the case of a hip to gable enlargement*

Not applicable

B.2 (c) *any window on a wall or roof slope forming a side elevation ...*

Not applicable (no windows proposed any the side elevations of the hip to gable enlargement)

C.1 (a) *permission to use the dwelling house ... has been granted only by virtue of ... change of use*

The bungalow has always been of residential use

C.1 (b) *the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof ...*

The new roof windows are of a standard Velux type which fully comply with these requirements

C.1 (c) *it would result in the highest part of the alteration being higher than the highest part of the original roof or it would include ... a chimney, flue or soil & vent pipe*

The highest part of the new roof windows is considerably lower than the highest part of the existing roof, there are no other additions proposed to the roof of the original dwelling

C.2 ... *any window ... forming a side elevation ...*
Not applicable

New Porch

The works comprise the construction of a glazed porch to the main entrance having a footprint no greater than 3 square metres and being a maximum of 3m high. This work has been designed to be permitted development as noted in detail below with the porch covered by Class D

D.1 (a) *permission to use the dwelling house ... has been granted only by virtue of ... change of use*

The bungalow has always been of residential use

D.1 (b) *the ground area (measured externally) of the structure would exceed 3 square metres*

The porch is no greater than this area

D.1 (c) *any part of the structure would be more than 3 metres above ground level*

No part of the porch is more than 3 metres above ground level

D.1 (d) *any part of the structure would be within 2 metres of any boundary of the curtilage of the dwelling house with a highway*

The porch is in excess of 30m away from the highway

New Chimney

The works comprise the construction of a chimney to Extension A. This work has been designed to be permitted development as noted in detail below with the chimney covered by Class G

G.1 (a) *permission to use the dwelling house ... has been granted only by virtue of ... change of use*

The bungalow has always been of residential use

G.1 (b) *the height of the chimney ... would exceed the highest part of the roof by 1 metre or more*

The top of the new chimney is considerably lower than the above maximum height

G.1 (c) *in the case of a dwelling house on article 2(3) land ...*

Not applicable