



Delegated Report

Application no:	20211387
Location	9 Haynes Road, Northfleet, Gravesend, Kent DA11 7HL
Proposal:	Single storey rear extension with a depth of 6.00 metres, maximum height of 3.00 metres and eaves height of 3.00 metres.
Applicant:	Mrs Marina Vasyk
Site Inspection?	Desktop Assessment

Plans & Documents

- Application Form received 05/11/2021;
- Site Location Map Received 05/11/2021;
- Drawing No: 21/09/05 (Existing & Proposed Elevations) Received 05/11/2021;
- Drawing No: 21/09/05 (Existing Ground Floor Plan) Received 05/11/2021;
- Drawing No: 21/09/05 (Proposed Ground Door Plan) Received 05/11/2021;
- Existing Block Plan Received 05/11/2021;
- Proposed Block Plan Received 05/11/2021;

Property Type

Mid Terrace House



Relevant Planning History

No relevant planning history.

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)

Consultation, 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;

11 Haynes Road Northfleet Gravesend
7 Haynes Road Northfleet Gravesend
St Georges Church Of England School Meadow Road Gravesend

The expiry date for comments was 1st December 2021 and no comments were received.

As no comments were received, section A.4 (7) of the GPDO has not been triggered and it is therefore not necessary to consider the impact on the amenity of any adjoining premises.

Officer Assessment*Permitted Developments Rights Restrictions*

Article 2 (3) Land (AONB, Listed Building 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	N

	original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	
(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 – Max height 3.0-m
(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 – Max 3.0m eaves
(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 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 – 6m (Semi detached) but permitted under g N – MAX 3.0M
(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 – 6m (Semi Detached) N – 3M
(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 N
(i)	the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the	N – 3 Max

	height of the eaves of the enlarged part would exceed 3 metres	
(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 N Y – Extends beyond a side elevation and is more than half width (see conclusion)
(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 subparagraphs (e) to (j);	Y – exceeds (j)
(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
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;	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 subparagraphs (b) and (c).	N/A

A.3	Development is permitted by Class A subject to the following conditions –	
(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 - CONFIRMED IN EMAIL FROM AGENT 2/11/2021
(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 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

Analysis

Under Schedule 2, Part 1, Class A.1 (g) of the Town and Country Planning (General Permitted Development) (GDPO) (England) Order 2015, as amended, a single storey family dwelling can extend beyond the rear wall by 6 metres in the case of a semidetached property, as long as it does not exceed 4 metres in height.

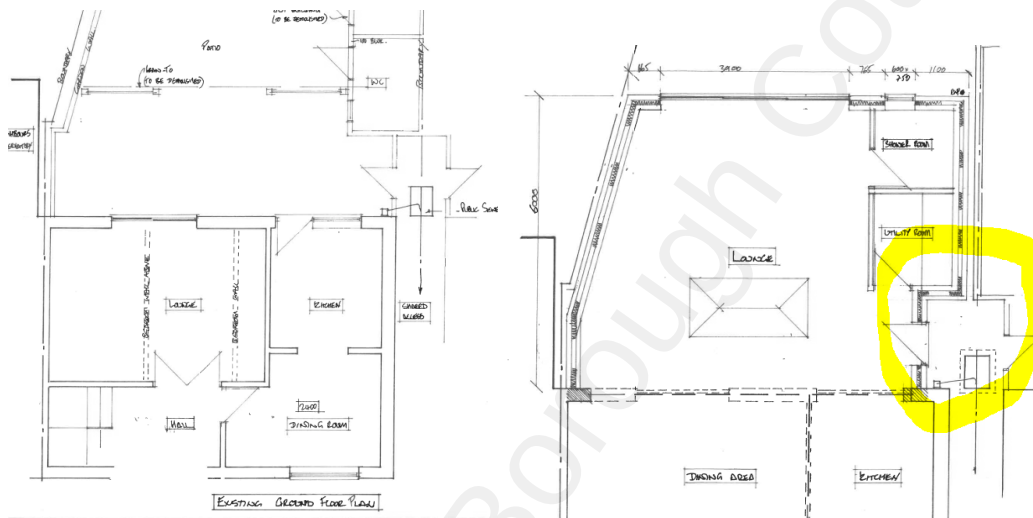
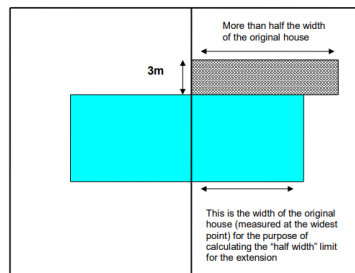
As per Schedule 2, Part 1, Class A.4 (2), the development has provided sufficient information to support the application.

The proposed single storey rear extension fails to comply with paragraph A1 j (iii) Class A of the GDPO.

Where an extension is beyond any side wall, the restrictions in (j) will apply. Any extension can only be a single storey, must be less than 4 metres in height and cannot be more than half the width of the original house. The width of the original house should be calculated at its widest point.

The existing and proposed plans show the new extension will project past the ground floor Southern elevation; as such the enlarged part of the dwelling would extend beyond a wall forming a side elevation of the original dwelling, and would have a width greater than half the width of the original dwelling.

The following examples, however, would not be permitted development. In each case, the extension extends beyond a side wall and is more than half the width of the original house. An application for planning permission would therefore be required.



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 neighbour amenity does not require investigation.

It is considered that the details and documents provided with the application are insufficient and no further information is required under A.4 (8) to determine the proposed development.

Conclusion

The proposed development fails to comply with Part A.1, SECTION J(iii) to CLASS 1, PART 2, SCHEDULE 3 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED, and it is considered PRIOR APPROVAL IS REQUIRED AND REFUSED

Informatives are recommended relating to the extent of this prior approval, the development to accord with the information provided and requirement to comply with Building Regulations and works of construction etc.

Recommendation: PRIOR APPROVAL IS REQUIRED AND REFUSED

INDEXED DO NOT SCAN

	Name/Signature	Date
Planning Officer		02/12/2021
Principal Planner/ Manager	Richard Hart <i>R Hart</i>	2 December 2021