



Delegated Report

Prior Notification for Larger Home Extension

Planning Application No: 20231125

Location: 25 Harman Avenue Gravesend Kent DA11 7RJ

Description: Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 3.27 metres and eaves height of 3.00 metres.

Applicant: Mr Harpreet Singh Sathi

Site Visit Date: Previous Visit – 26/01/23 planning reference 20221279

Submitted Documents/Plans

Application Form

DWG No. D01 Ground Floor Plan as Existing

DWG No. D02 Loft Plan as Existing

DWG No. D03 Ground Floor Plan as Proposed

DWG No. D04 Roof Plan as Existing

DWG No. D05 Roof Plan as Proposed

DWG No. D06 Elevations as Existing

DWG No. D07 Elevations as Proposed

DWG No. D08 Section AA Plan as Proposed

DWG No. D09 Block Plan

DWG No. D10 Site Location Plan

Relevant Planning History

Reference	Description	Decision	Decision Date
20231112	Erection of a part retrospective outbuilding with roof lights in the rear garden.	Pending Consideration	N/A
20221279	Retention of outbuilding	Refused	09.02.2023

Development Plan

Due to the nature of this application, the adopted plan is not relevant.

Planning Legislation

Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (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;

- 23 Harman Avenue
- 27 Harman Avenue
- 25 Brenchley Avenue
- 27 Brenchley Avenue

The consultation period expired on 29.11.23 and 1 representation was received.

Summary of comment:

- No objection subject to no overshadowing of neighbouring properties.
- There are 2 application which should be considered in tandem as if both are approved the footprint would be substantial.

Officer's Analysis

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 (even with the unlawful outbuilding being included)
(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/A
(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 6.00m See below 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 6.00m N 3.3m
(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/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 Eaves are 3.00m max
(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

Officer Note: The proposed plans do not show the existing outbuilding which is subject to an enforcement case. As such, the existing outbuilding is assumed to be removed as part of this proposal.

Under Class A.1 (g) of the Town and Country Planning (General Permitted Development) (GDPO) (England) Order 2015, as amended, a detached 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 single storey rear extension is within the parameters set out in the GPDO; 6.00 metres deep, a maximum height of 3.3 metres, with an eave height of 3.00 metres.

The adjoining properties were consulted in accordance with A.4 (5) and one representation was received. Therefore A.4 (7) has been triggered and impact on neighbouring amenity requires 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.

Neighbour Amenity

The property adjoins two neighbours to either side: 23 and 27 Harman Avenue. To the rear it adjoins 27 Brenchley Avenue.

23 Harman Avenue

This neighbour is located to the east. The proposed extension would be 3.3 metres deeper than the existing rear elevation of this neighbours dwelling. The below image taken during the site visit this year, shows this neighbour is set higher up than the subject dwellinghouse.



Due to the height of the neighbouring property, and the flat roof, single storey nature of the proposed extension, it would be unlikely to result in overshadowing of the neighbouring property. There would also be no side facing openings which would raise concerns in terms of direct overlook.

27 Harman Avenue

This neighbour is located to the west. The proposed extension would be 3.4 metres deeper than the existing rear elevation of this neighbour's dwelling. The image below taken during the 2023 site visit, shows that the dwelling houses are at similar levels and there is close boarded fencing at the shared boundary.



The proposed extension would be deeper than this dwellinghouse. However, given its flat roof, single storey nature and the existing close boarded fencing at the boundary, it would be unlikely to result in significant overbearing bulk or overshadowing this neighbour's property. There would also be no side openings directly facing the neighbour's property.

27 Brenchley Avenue

This neighbour is located to the south. Its front elevation faces south, and so the rearmost end of this neighbour's garden meets that of the subject dwellinghouse. There is 38 metres from the proposed extension to the neighbouring dwellinghouse.

Given the significant distance between the proposed extension and this neighbour's dwellinghouse, and single storey nature of the extension, it would not likely significantly harm the residential amenity of this neighbour's property.

Conclusion & Recommendation

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 GRANTED**, subject to the imposition of informatives relating to the extent of this prior approval, the development to accord with the information provided, and requirement to comply with Building Regulations and Party Wall Act.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	11th December 2023	Dated:	11 December 2023