

Delegated Report

Application no:	20240899
Location	170 Dene Holm Road, Northfleet Kent DA11 8LW
Proposal:	Prior approval application for a single storey rear extension with a depth of 4.80 metres, maximum height of 3.00 metres and eaves height of 2.90 metres.
Applicant:	Mr M Sidhu
Site Inspection	Desktop Assessment

Plans & Documents

- Application Form
- Drawing No: S01 Rev P2 (Site Location Map, Existing Block Plan)
- Drawing No: S02 Rev P2 (Proposed Block Plan)
- Drawing No: S03 Rev P2 (Existing Plans and Elevations)
- Drawing No: S04 Rev P2 (Proposed Plans and Elevations)

Property Type

The application site is a two storey Semi Detached 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

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended) requires the Local Planning authority to consult adjoining neighbours for Prior Approval Householder Applications under Class A, Part 1 Schedule 2 and Article 3.

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;

- 2 Tensing Avenue
- 172 Dene Holm Road
- 168 Dene Holm Road
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The expiry date for comments was 29.10.2024 and one representation was received. The points raised in the objections were:

- Concerns relating to demolition of shed and issues with drainage
- Concerns relating to asbestos from demolition of shed
- Possible problems to shed as a result of applicant demolishing their shed
- Removal of shed may cause damp to their shed
- Concerns that extension will be built over a manhole and cause issues for drainage.

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 original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	N
(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 2.9m (see conclusion)
(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 – 4.8m (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 – 4.8m (semi detached) N – 3.0m
(h)	the enlarged part of the dwellinghouse would have more than a single storey and –	N N

	(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;	
(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 – 3.0 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 N/A 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 subparagraphs (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
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 sub-paragraphs (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;	Confirmed on drawing S04 Rev P2 (Proposed Plans and Elevations)
(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 family dwelling can extend beyond the rear wall by 6 metres in the case of a semi detached 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 submitted information demonstrates that the extension will have a maximum height of 3 metres and a depth of 4.8 metres; all within the parameters specified under Class A.

The adjoining properties were consulted in accordance with paragraph A.4 (5) and one representation was received. Under Class A.4 (7) of the GPDO the impact on

neighbours' amenity requires investigation; the material planning concerns raised are set out in the Consultations, Publicity and Representations section above and the neighbouring objection is addressed below;

Concerns relating to asbestos and drainage, and issues relating to demolition are not considered material planning considerations, and would need to be dealt with under the building regulations process.

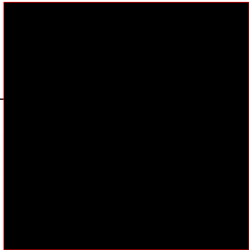
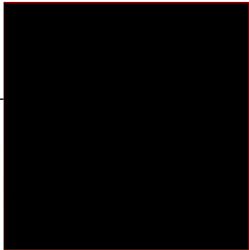
Further to comments above, it is considered that the proposed extension will safeguard neighbour amenity in terms of overshadowing with minimal loss of light due to the single storey nature of the proposal. There are no windows in the flank elevations to cause loss of privacy. It is therefore considered that the proposal will not affect the amenity of any surrounding property.

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.

Conclusion

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 REQUIRED AND GRANTED**.

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 APPROVED		
	Name/Signature	Date
Planning Officer		06.11.2024
Team Leader		07 November 2024