

Our Ref: DA/8446/PD
4th April 4, 2025

Planning Department,
Gravesham Borough Council
Civic Centre,
Gravesend,
DA12 1AU

Dear Sir/ Madam,

Re: Prior Approval Application for the works at Woodside, Pear Tree Lanne, Shorne, DA12 3JT

On behalf of our client, we write to submit an application for prior approval under Class AA of the General Permitted Development Order (GDPO) for the construction of one additional storey, where the existing dwellinghouse consists of one storey, with this being above the principal part of the property at Woodside, Pear Tree Lanne, Shorne, DA12 3JT

This proposal has been assessed against the relevant criteria contained within Class AA and is seeking determination if prior approval of the local authority will be required for the proposed development as per the requirements of part AA.2 of Class A.

As such, to support this application, the following documentation is being submitted:

- Application Form
- 8768-SK-05 Existing house: plans and elevations
- 8768-SK-20 Existing and Proposed Site Layout Plan and Location Plan
- 8768-SK-21 Proposed house: plans and elevations
- 8768-SK-21 Proposed outbuilding: plans and elevations
- Topographical Survey

The Site

The property is an existing two-storey detached dwelling and sits in a large plot. The site is typical of properties in the area, with close board fences to the boundary and some existing planting. In the street scene Woodside is set back some 20m from the highways edge, which is typical of properties to the west. These are largely visible although there is some existing planting to the front that screens the property.

Proposed Development

The description of development for the proposed prior approval application is as follows:

"Prior notification of one additional storey immediately above the principal part of the existing dwelling house. The height of the proposed additional storey is 2.575m".



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The proposed development would provide an additional three bedrooms and cupboards. The additional storey raises the ridge by 2.580m with the existing ridge being 7.951m and the new ridge height being 10.531m.

The following section demonstrates that the proposed development meet the criteria set out in the relevant classes of Schedule 2, Part 1, Class AA of the GDPO.

Class AA – enlargement of a dwellinghouse by construction of additional storey

Part 1 of Class AA lists a number of criteria where Class AA does not apply, these are addressed in turn below:

- (a) It is confirmed that permission to use the building as a dwellinghouse has not been granted by virtue of Class M, N, O, P, PA or Q of Part 3 of Schedule 2 (changes of use) of the GDPO.
- (b) The dwelling is not located on article 2(3) land or a site of special scientific interest.
- (c) The building was constructed before 28th October 2018.
- (d) The dwelling has not previously been enlarged by the addition of one or more storeys above the original dwellinghouse.
- (e) On completion of the additional storey the highest part of the roof would not exceed 18m.
- (f) The highest part of the roof on completion of the additional storey would be 2.580m higher than the original highest part of the roof of the original dwelling and therefore does not exceed the 3.5m threshold.
- (g) The dwelling is detached and paragraph (g) is therefore not applicable.
- (h) The additional storey has a floor to ceiling of 2.396m, this is less than the 2.397m on the ground floor.
- (i) The additional storey is constructed on the principal part of the dwelling.
- (j) No support structures would be visible on or attached to the exterior of the dwellinghouse upon completion of the development.
- (k) The development would not include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.

The proposed extension therefore complies with AA.1 of Class AA.

Paragraph 2 of Class AA sets out a number of conditions which the developer must adhere to:

- (a) the materials used on any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwelling.
- (b) the development does not include any windows in the walls or roof slope forming the side elevation of the dwelling.
- (c) the roof pitch of the additional storey is the same roof pitch of the existing dwelling.

- (d) the dwelling will remain in C3 use once the additional storey has been completed.

Paragraph 3 of Class AA sets out a number of conditions which the developer should apply to a local authority to establish whether prior approval will be required:

- a) i) The Grange to the west is a two storey property and follows the same building line as Woodside. As such, a two-storey property will be in keeping with the street scene. Glen Hurst, which is three storey and to the east follows the same building line as Woodside. There are no side facing windows and the new second floor does not extend beyond the rear elevation to Woodside, as such there will be no impact on neighboring amenity.
- ii) The external appearance of the additional storey would be similar to the existing dwelling. The design and architectural features of the principal elevation would be replicated in the additional storey to reflect the existing design. This includes the provision of similar style windows and other materials. There are no side elevations that front a highway.
- iii) The proposed development would not impact any air traffic and defense assets.
- iv) The proposed development would not impact on any protected vistas.

b) Construction Management

Construction hours	
Monday – Friday	08:00 – 18:00
Saturday	08:00 – 16:00
Sunday	None
Bank holidays	None

Noise and vibration

All deliveries to the site will be conducted during normal working hours and all vehicle engines will be switched off when stationary. Electrically operated plant will be used where practical with any static plant located to optimize screening and/or distance attenuation in relation to occupied residential properties and are to be fitted with suitable enclosures where practical. Where it is necessary to carry out noisy activities, these will be identified in advance and notice given to the adjacent properties. Where possible plant will be fitted with broadband reversing alarms.

Dust

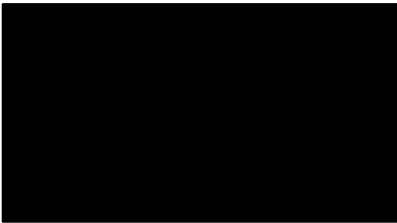
Impacts relating to dust would be limited due to lack of demolition occurring on the site. Where dust may arise water will be used as a dust suppressant, all loads delivered to and or collected from the site will be covered and roads and pavements will be frequently swept as necessary.

Traffic

As the proposed development is small in scale, the traffic associated with the construction would result in a negligible impact and would be short term in any case. The site is accessed by roads which are capable of accommodating construction and delivery vehicles. Deliveries and collections will be carefully managed to minimise disruption to neighbours and all deliveries and collection will occur during the working hours of the construction site and outside of peak traffic hours. The site is large enough to accommodate construction vehicles on site without the need for parking or waiting on the public highway.

I hope the above and submitted information is satisfactory and we look forward to hearing back from you in due course. If you require anything further or wish to clarify any details, please do not hesitate to contact us.

Yours faithfully,



Phillip Reeves ACIAT
Cc. Client