



PLANNING STATEMENT

250 Rochester Road Gravesend Kent DA12 4TZ

Description of Development:

Attic Conversion with Hip-to-Gable Extension together with Rear Flat Roof Dormer.

The proposal seeks confirmation as to whether the proposed works constitute 'permitted development' – development that will not require the submission of a planning application.

Location and Key Constraints

The proposal site comprises of a semi-detached dwelling situated on the Southern side of Rochester Road, situated within the urban confines of Gravesend.



The above Location Plan shows the application site (in red) in relation to the surrounding properties and location.

Applicant's Need

There are inadequacies in the house as it exists:

- Insufficient bedroom and bathroom provision for a modern family house.

Relevant Planning History

20220049 | Application for a Lawful Development Certificate in respect of the proposed erection of a rear dormer, installation of rooflights in the front elevation, roof alterations and conversion of the roof space to form habitable rooms. | 374 Rochester Road Gravesend Kent DA12 4TT

20220050 | Application for a Lawful Development Certificate in respect of the proposed erection of a rear dormer, installation of rooflights in the front elevation, roof alterations and conversion of the roof space to form habitable rooms. | 376 Rochester Road Gravesend Kent DA12 4TT

Determination of PD rights

Does house pre-date 1st July 1947?

Yes

If not, the original planning permission is:

N/A

Condition(s) withdrawing PD rights?

NO

Article 4 Direction affecting site?

NO

Conclusion: Are the relevant PD rights intact for this property?

YES

Determination of Accordance to Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

The proposal seeks confirmation as to whether the proposed works constitute 'permitted development' – development that will not require the submission of a planning application.

The works will therefore be assessed against the relevant criteria within Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The works comprise the erection of a flat roof dormer window and hip-to-gable alteration to extend a loft conversion. The proposed dormer window has a cubic content of 25.29m³ and the hip-to-gable additional cubic content is 13.99m³. The intention is to use facing materials to match those of the existing dwelling.

To Ascertain the acceptability of the proposal I have outlined the GDPO Requirements for Class B in blue, and provided commentary in red

B.1 (a) Has the use as the dwellinghouse been granted only by virtue of Classes M, N, P or Q of Part 3 of Schedule 2?

NO

(b) Would any part of the dwellinghouse, as a result of the works, exceed the height of the highest part of the existing roof?

NO

(c) Would any part of the dwellinghouse, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway?

NO

(d) Would the cubic content of the resulting roof space exceed the cubic content of the original roof space by more than;

(i) 40 cubic metres in the case of a terrace house NO – See calculation below:

(ii) 50 cubic metres in any other case? (not applicable)

Existing Roof Volume

Volume of triangular prism:

$$= (A \times B \times C) / 2 \\ = 7.63 \times 1.94 \times 2.9 / 2 = 21.46$$

Volume of the pyramid:

$$= A \times (D + E) \times C / 3 = \\ = 7.63 \times (3.82 + 0) \times 2.9 / 3 = 28.17$$

$$\text{Total Existing Roof} = 21.23 + 16.12 = 49.63$$

Proposed Prism Roof Volume (exc. dormer)

Volume of triangular prism:

$$= (A \times B \times C) / 2 \\ = 7.63 \times 5.75 \times 2.9 / 2 = 63.61$$

Therefore additional area hip-gable:

$$= 63.61 - 49.63 = 13.99\text{m}^3$$

Proposed Dormer Volume:

Volume of triangular prism (dormer):

$$= (A \times B \times C) / 2 \\ = 5.4 \times 3.47 \times 2.70 / 2 = 25.29$$

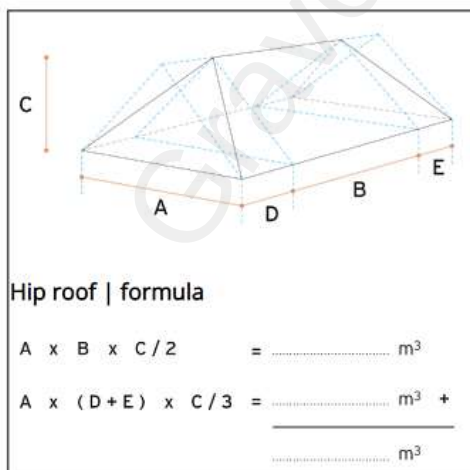
Therefore additional volume dormer:

$$= 25.29\text{m}^3$$

Proposed Dormer = Hip to Gable:

Therefore total additional Volume =

$$25.29 + 13.99 = 39.28\text{m}^3$$



(e) Would it consist of or include;

(i) The construction or provision of a veranda, balcony or raised platform?

(ii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe?

NO

(f) Is the dwellinghouse on article 2(3) land?

NO

B.2 (a) Would the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?

YES

(b) The enlargement must be constructed so that;

(i) Other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension.

(aa) The eaves of the original roof are maintained or reinstated; and

YES

(bb) The edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves,

YES

(ii) Other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse.

NO

(c) Any window inserted on 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.

Not Applicable

B.3 For the purposes of Class B, "resulting roof space" means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

NOTED – no previous alterations exist.

B.4 For the purposes of paragraph B.2(b)(ii), roof tiles, guttering, fascias, barge boards and other minor roof details overhanging the external wall of the original dwellinghouse are not to be considered part of the enlargement.

NOTED

Conclusion

Considering the analysis above, the proposed development meets the requirements/conditions of permitted development contained within Schedule 2, Part 1, Class B of the GDPO.



BUCKNALL DESIGN

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