

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20240548
Location	185 Old Road West Gravesend Kent DA11 0LT
Proposal:	Application for a Lawful Development Certificate for the proposed erection of two dormer extension in the two rear roof slopes one of the dormers is stepped down and conversion of the loft space into habitable rooms.
Applicant:	Mr R Marshall
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form Dated 14/05/2024;
 Site Location Plan;
 Drawing Number 2404/02 Sheet 1 of 2 (Elevations and Floor Plans as Existing and Elevations as Proposed);
 Drawing Number 2404/02 Sheet 2 of 2 (Floor Plans as Proposed); and
 Drawing Number 2404/02 BP (Block Plans as Existing and Proposed).

Property Type

185 Old Road West is a two storey terraced dwellinghouse.

Material Consideration

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Relevant Planning History

Reference	Description	Decision	Decision Date
20231174	Erection of a first floor rear extension and a dormer extension in the rear roof slope with conversion of the roof space into habitable rooms.	Refused	09.01.2024
19891036	Erection of two storey rear extension to form enlarged kitchen, utility room	Refused	01.03.1990
19890742	Erection of two storey rear extension to form enlarged kitchen utility & wc with bedroom over.	Refused	21.09.1989
19890320	Erection of single storey rear extension to form bathroom, w.c. and lobby.	Permitted	20.06.1989

19880213	Change of use of part of ground floor from residential to shop; erection of two storey rear extension to form kitchen/diners with bedrooms and bathrooms over in connection with the formation of 2 no maisonettes.	Refused	28.06.1988
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Officer Assessment*Permitted Developments Rights Restrictions*

Article 2 (3) Land (AONB, Conservation Area)	N
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	N

Class B - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

1, Original Roof Volume (m ³)	N/A
2. Existing Roof Extensions (m ³)	N/A
Remaining Roof Volume (m ³)	N/A No existing alterations to original roof

B.1	Development is not permitted by Class B 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)	Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	N
(c)	Any part of the dwellinghouse would, 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;	N
(d)	The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than – (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case;	N 30.04 sqm
(e)	It would consist of or include – the construction or provision of a verandah, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or	N N
(f)	The dwellinghouse is on article 2 (3) land	N

B.2	Development is permitted by Class B subject to the following conditions –	Y/N
(a)	The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Y
(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 (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, measured along the roof slope from the outside edge of the eaves; and (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 dwelling house; and	Y Y 0.2m N
(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.	N/A N/A

Conclusion

The proposed development complies with **Schedule 2, Part 1, Class B of THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED** and the **LAWFUL DEVELOPMENT CERTIFICATE** is **GRANTED**

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	7 th August 2024	Dated:	07 August 2024