



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20220767
Location	147 Lower Higham Road Gravesend Kent DA12 2NW
Proposal:	Application for a Lawful Development Certificate in respect of the proposed erection of a rear dormer extension for a loft conversion.
Applicant:	Mr And Mrs Lucas
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application Form;
- Drawing No: 2212-PL05 (Site Location Map, Existing and Proposed Block Plans);
- Drawing No: 2212-PL01 (Existing Plans & Elevations);
- Drawing No: 2212-PL04 (Proposed Plans & Elevations);

Property Type

The property comprises a two storey semi detached house.



Material Consideration

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

Relevant Planning History

Reference	Description	Outcome
20220822	Demolition of existing lean-to outbuilding and erection of a single storey rear extension.	Pending consideration at the time of this application

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.

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 – 29.34Sqm (See Conclusion) N/A

(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 – Confirmed in application form
(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 – Set back approx - 0.5m N/A
(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

Class C - Any other alteration to the roof of a dwellinghouse.

C.1	Development is not permitted by Class C if -	Y/N
(a)	permission to use the dwelling 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)	the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;	N
(c)	it would result in the highest part of the alteration being higher than the highest part of the original roof;	N
(d)	it would consist of or include – (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	N N

	(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	
C.2	Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be- (a) obscure-glazed; and (b) 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

Officers Analysis

Dormer Calculation = (Dormer Height x Dormer Width x Dormer Depth) / 0.5

$(2.6 \times 6.1 \times 3.7) / 0.5 = 29.34\text{m}^2$

Conclusion

The proposed rear dormer and front rooflights comply with Schedule 2, Part 1, Class B and Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. Therefore planning permission is not required and a Lawful Development Certificate can be granted.

Recommendation: Grant Lawful Development

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	18th August 2022	Dated:	18 August 2022