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24th March 2024

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

Dear Sir/Madam

A24050 – 9 Glenrosa Gardens, Gravesend
Our reference – A24050/240324/GBC/SJB

On behalf of our Clients, Mr and Mrs C. Fuller, we confirm the submission online today of a Lawful development: Proposed use planning application, Planning Portal reference PP-12920374, for a proposed single-storey ground floor side extension, and associated external and internal alterations, of the existing property at 9 Glenrosa Gardens Gravesend Kent DA12 4PT, comprising in addition to this covering letter:

- Completed application form,
- 1000 Location Plan,
- 1001 Existing Site Block Plan,
- 1010 Existing Ground Floor Plan,
- 1013 Existing Roof Plan,
- 1020 Existing Section AA,
- 1030 Existing North Elevation,
- 1031 Existing South Elevation,
- 1032 Existing East Elevation,
- 1033 Existing West Elevation,
- 1101 Proposed Site Block Plan,
- 1110 Proposed Ground Floor Plan,
- 1113 Proposed Roof Plan,
- 1120 Proposed Section AA,
- 1130 Proposed North Elevation,
- 1131 Proposed South Elevation,
- 1132 Proposed East Elevation, and
- 1133 Proposed West Elevation.

The proposals have been developed wholly in compliance with The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and specifically the proposed works are wholly

compliant with the MHCLG document 'Permitted development rights for householders Technical Guidance, September 2019', Class A and B taken together, as follows, with the exception of Class A Item (k) (iv) highlighted in red font:

Class A – enlargement, improvement or alteration

A.1 Development is not permitted by Class A if –

(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 (change of use)

(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)

(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

(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 (Where the existing house has eaves of different heights, then the restriction on the height of the eaves for the part of the house enlarged, improved or altered is measured against the highest level of eaves on the existing house.)

(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

(f) 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

(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

h) the enlarged part of the dwellinghouse would have more than a single storey and –

(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

(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 dwellinghouse

(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 sub-paragraphs (e) to (j);

(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.*

However, the technical guidance continues;

Although the items set out in (i), (ii), (iii) and (iv) are not permitted development under Class A of the Order, some may be permitted development under other Classes subject to the limitations and conditions set out in those Classes:

- Class B covers enlargement of houses through alterations or additions to the roof and Class C covers other alterations to the roof of a house.*
- Where an extension to a house under Class A includes works that would require an alteration to the existing roof of the house (for example where the roof of the extension joins the existing roof), the alterations to the existing roof of the house will need to meet the requirements of Class B or C (as appropriate) in order to be permitted development.*

The latter paragraph is referred to further below, and the technical guidance continues, to which criteria the proposed works are again wholly compliant:

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;*
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse;*
- (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse; or*
- (ca) 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)*

Conditions

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) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse*
- b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall 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*
- (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*

Whilst the proposed works are not compliant with Class A Item (k) (iv), it is considered that they are wholly compliant with the respective associated Class B criteria as follows:

Class B – additions etc to the roof

B.1 Development is not permitted by Class B if –

- 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 (change of use)*
- (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof*

(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
(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

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.

(e) it would consist of or include –

(i) the construction or provision of a verandah, balcony or raised platform, or

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

(f) the dwellinghouse is on article 2(3) land

Conditions

B.2 Development is permitted by Class B subject to the following conditions –

(a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

(b) the enlargement shall 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 shall, so far as practicable, be 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 dwellinghouse

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall 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

In summary and to reiterate the technical guidance as noted above:

Where an extension to a house under Class A includes works that would require an alteration to the existing roof of the house (for example where the roof of the extension joins the existing roof), the alterations to the existing roof of the house will need to meet the requirements of Class B or C (as appropriate) in order to be permitted development.

It is therefore considered that the proposed works full comply with the respective criteria of Class A and Class B, taken together as envisaged.

Should there be any queries or concerns with any aspect of this application, we would be pleased to review the proposed development with yourselves in order to achieve an agreed and acceptable proposal prior to determination.

The respective application fee of £129 and the Planning Portal service charge of £64, both including VAT, will be paid separately and directly by the applicant.

We would be pleased to receive the following from you:

- Confirmation of receipt of this application, its validity, registration and that no further information is required,

- A receipt for the application fee,
- Confirmation of the timescale for the determination of this application.

We look forward to your acknowledgement of receipt of this application at your earliest convenience.



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