

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20230721
Location	62 Britannia Drive Gravesend Kent DA12 4RR
Proposal:	Application for a Lawful Development Certificate in respect of the proposed hip to gable roof, loft conversion with rear dormer extension and insertion of roof lights.
Applicant:	Mr Ibrahim Mohammed
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form;
Drawing No. 395-001 – OS Plan and Block Plan;
Drawing No. 395-002 – Floor Plans – Existing;
Drawing No. 395-003 – Elevations – Existing;
Drawing No. 395-004 – Floor Plans – Proposed; and
Drawing No. 395-005A – Elevations – Proposed.

Property Type

62 Britannia Drive is a two storey semi-detached property located north of the highway.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20230722	Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 3.50 metres and eaves height of 2.90 metres.	Prior Approval Not Required	08.08.2023
19890682	Erection of single storey side extension to form cloakroom, utility room and wc.	Permitted	29.09.1989
19980006	Erection of two storey front extension to form porch at ground floor level with enlarged bedroom over.	Permitted	25.02.1998
19770438	Erection of single storey extension at rear to form dining room	Permitted	05.07.1977

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)	
2. Existing Roof Extensions (m ³)	Two storey front extension has used 7.71m ³ of the 50m ³ allowance
Remaining Roof Volume (m ³)	50.00 - 7.71 = 42.29 remaining

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/A N Total is 42.32m³ (previous enlargement 7.71 + this proposed enlargement 34.61)
(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 0.50m N It does not
(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

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 No projection is shown
(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 (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	N N
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	N/A

	(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.	
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Conclusion

The proposed development complies with Schedule 2, Part 1, Classes B and C 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 Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	11th August 2023	Dated:	11 August 2023