

Our ref: 3569/SC

Date: 28 June 2022

Mr Shazad Ghani
Service Manager Planning
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Mr Ghani,

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) : Schedule 2 Part 1 Class A.1(g) and A.4
Application for prior approval of a larger home extension Long Acre Pear Tree Lane Shorne DA12 3JT

Please find submitted on behalf of the applicants Mr & Mrs King, an application for prior approval of a larger home extension at Long Acre Pear Tree Lane Shorne DA12 3JT.

The application comprises the following documents and drawings.

- Covering letter and supporting information
- Application Form
- Drawing nos.

3569.01	Site Location Plan
3569.02	Existing Block Plan
3569.03	Existing Ground Floor Plan
3569.04	Existing First Floor Plan
3569.05	Existing Elevations - 1
3569.06	Existing Elevations - 2
3569.07	Proposed Block Plan
3569.08	Proposed Ground Floor Plan
3569.09	Proposed First Floor Plan
3569.10	Proposed Elevations -1
3569.11	Proposed Elevations - 2

1. The site

- 1.1 Long Acre is situated on the north side of Pear Tree Lane approximately 1km north east of its junction with Tanyard Hill/The Ridgeway and 750m south west of the junction with the A226 Gravesend Road. It is situated within a ribbon of substantial detached dwellings of various styles that are sited within large plots. The dwellings on the southern side of the road are more sporadic and more interspersed with woodland lying within Great Crabbles Wood, a designated SSSI (Site of Special Scientific Interest). It lies within land designated as Green Belt.
- 1.2 Long Acre comprises a detached two-storey dwelling with a shallow mono-pitch roof erected in the early 1960s. Planning permission was originally granted under application TH/6/59/82 on 06/05/1959 and subsequently amended under application TH/6/59/319 by Strood Rural District Council/Kent County Council and approved on 30/11/1959. The original permissions did not remove permitted development rights. An extension for a first floor snooker room above the existing garage was approved on 21 June 1988 and implemented under application 19880653. Other permissions which would have led to the property being re-roofed with a double-pitched roof were approved in the past but not implemented.
- 1.3 There are three dwellings that neighbour the application property. To the east of the site is 'The Grange' and to the west 'Mullion.' A further detached dwelling 'Pear Tree House' lies to the south of the site on the southern side of Pear Tree Lane.

2. Application Proposals

- 2.1 The proposed extension would be located on the rear north facing wall of the original dwellinghouse.
- 2.2 It comprises 15m wide extension that projects 8m from the rear wall of the original dwelling. It is not attached to any previous extension to the dwelling. Land levels fall away northwards from the rear of the existing dwelling. However, the extension would be no higher than 4m measured in accordance with the guidance set out at page 6 of the 'Permitted development rights for householders: Technical Guidance' September 2019, which states as follows;
"Height" - references to height (for example, the heights of the eaves on a house extension) is the height measured from ground level. (Note, ground level is the surface of the ground immediately adjacent to the building in question, and would not include any addition laid on top of the ground such as decking. Where ground level is not uniform (for example if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building.) (my emphasis)
- 2.3 The eaves height of the proposed extension would be 2.5m (measured as set out above).
- 2.4 The proposed addition would not be added to any other existing extension.
- 2.5 The external walls would be faced in matching brickwork to the existing dwelling and the roof would be a single-ply membrane. Windows and doors would be timber.

3 Assessment against GPDO 2015 Criteria

3.1 Class A.1(g) allows for the construction of a larger home extension where the dwellinghouse is not situated within Article 2(3) land or on a Site of Special Scientific Interest (SSSI). Such extensions are subject to a prior approval requirement and it is also necessary to ensure that the other requirement Class A.1 are also met. The proposed development has been assessed against the requirements of Paragraph A.1 as follows:

(a) The dwelling has not been granted permission for use as a dwellinghouse by virtue of Classes M, MA, N, P, PA or Q of Part 3 of Schedule 2 of the General Permitted Development Order 2015 (as amended);

(b) The total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage of the dwellinghouse;

(c) The height of the part of the dwellinghouse enlarged, improved or altered would not 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 not exceed the height of the eaves of the existing dwellinghouse;

(e) The enlarged part of the dwellinghouse would not extend beyond a wall which forms the principal elevation of the original dwellinghouse and does not extend beyond the side wall of the dwelling which faces towards Pear Tree Lane.

(f) Not applicable, see (g) below;

(g) This detached dwellinghouse is not on article 2(3) land nor on a Site of Special Scientific Interest (SSSI), the enlarged part of the dwellinghouse would have a single storey and extend beyond the rear wall of the original dwellinghouse by not more than 8 metres and does not exceed 4 metres in height measured in accordance with the guidance within the Permitted development rights for householders: Technical Guidance September 2019;

(h) Not applicable. It is a single-storey extension that is proposed;

(i) The enlarged part of the dwellinghouse is not within 2 metres of the boundary of the curtilage of the dwellinghouse;

(j) The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse, and would not

(i) exceed 4 metres in height,

(ii) have more than a single storey,

(iii) have a width greater than half the width of the original dwellinghouse;

(ja) The only previous extension was a first floor extension on the west side of the house above the existing garage. The proposed addition is not joined to this.

(k) The extension would not 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.; or

(l) The dwellinghouse has not been built under Part 20 of Schedule 2 of the General Permitted Development Order 2015 (as amended);

3. Other requirements

4.1 The General Permitted Development Order 2015 at Part 1 paragraph A.4 stipulates what measures must be carried out when a larger home extension is proposed that exceeds the limits of A.1(f) but accords with A.1(g). These are as follows

4.2 Before beginning the development the developer must provide the following information to the local planning authority—

(a) a written description of the proposed development including—

(i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;

(ii) the maximum height of the enlarged part of the dwellinghouse; and

(iii) the height of the eaves of the enlarged part of the dwellinghouse;

(iv) where the enlarged part will be joined to an existing enlargement of the dwellinghouse, the information in sub-paragraphs (i) to (iii) must be provided in respect of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined);

4.3 This covering letter and supporting statement provides together with the application form and submitted drawings, all of the required information to meet the conditions specified above. For the avoidance of doubt, the written description required by paragraph A.4.2(a) and requirements of (a) (i) to (iv) are set out at paragraphs 2.1 to 2.5 inclusive of this letter and statement.

4.4 Paragraph A.4(2) sets out further requirements

(b) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined;

See the submitted drawings 3569.01 - 3569.11 (inclusive) for this information.

(c) the addresses of any adjoining premises;

The Grange, Pear Tree Lane, Shorne, Gravesend DA12 3JT

Mullion, Pear Tree Lane, Shorne, Gravesend, DA12 3JT

Pear Tree House, Pear Tree Lane, Shorne, Gravesend DA12 3JS

(d) the developer's contact address: Mr. & Mrs. King, Long Acre, Pear Tree Lane, Shorne, Gravesend, DA12 3JT.

(e) the developer's email address if the developer is content to receive communications electronically. Email c/o the agent: projects@grahamsimpkinplanning.co.uk

The appropriate fee (£96) + The Portal Service Charge has been paid via the Planning Portal.

- 4.5 On behalf of the applicant we can confirm that the applicant is aware of and notes, where applicable to them, the requirements of Paragraph A.4(3) to A.4(12) and A.4(16).

5 **Conclusion**

- 5.1 This letter, the application form and the accompanying and submitted drawings provide the necessary information required by Paragraph A4 to enable the Council to consider and determine the application.
- 5.2 We look forward to receiving acknowledgement that the application is valid as submitted and details of the allocated case officer shortly. Please do not hesitate to contact me if you require clarification on any matters and issues raised in this letter or the details of the application itself or any matters that may arise during the course of determining the application.

Yours sincerely,



Steve Clarke
Associate Planner