

Delegated Report

Application no:	20240333
Location	24 Dover Road Gravesend Kent DA11 9QD
Proposal:	Prior approval application for a single storey rear extension with a depth of 5.95 metres, maximum height of 3.00 metres and eaves height of 3.00 metres.
Applicant:	Mr Nerijus Kuneckis
Site Inspection?	N/A Desktop Assessment

Plans & Documents

- Application Form
- SL-001-800 (Proposed GF Plan and Rear Elevation, Site Location Map)
- SL-001-214 (Proposed Elevations, Existing Site Map)
- SL-001-200 (Proposed Floor and Roof Plan, Proposed Site Map)

Supplementary Information

- Planning Statement

Property Type

Semi detached house in use as a single family dwelling.



Relevant Planning History

Reference	Description	Outcome	Decision Date
20230763	Erection of a ground floor and part first floor rear extension and enlargement of basement area.	Refused	02.10.2023

Development Plan

Due to the nature of this application, the adopted plan and national planning policies are not relevant since it relates to whether the proposed single storey extension requires prior approval.

Planning Legislation

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

Consultation, Publicity and Representations

In accordance with the amendments in relation to home extensions under paragraph A.4 (5) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) two adjoining neighbouring properties were notified of this application;

The adjoining properties are known as:

- 26 Dover Road Northfleet Gravesend Kent DA119QD
- 22 Dover Road Northfleet Gravesend Kent DA11 9QD

The expiry date for comments was 02.05.2024 **and one representation was received.**

The points raised in the objections were:

- Loss of light and sense of enclosure
- Height of extension will block out sunlight in the mornings
- Proposal does not comply with the 25° rule
- Proposed height and proximity will block out light and cast a shadow from 06:00am until noon
- Increased feeling of enclosure

Officer Assessment

Permitted Developments Rights Restrictions

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

Class A - The enlargement, improvement or other alteration of a dwellinghouse

A.1	Development is not permitted by Class A if -	Y/N
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(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)	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)	N
(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	N – 3.0m
(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	N – 3.0m
(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	N N
(f)	subject to paragraph (g), 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	Y – 5.9m semi detached house (permitted under g) N – 3.0m
(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;	N – 5.9m (Semi detached) N – 3.0m
(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	N

	(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	N
(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 dwelling; or	N – 3.0m N – Single Storey Y- Over half width of original house (6.3m)
(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 subparagraphs (e) to (j);	Y Exceeds j (iii)
(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	N N N N
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;	N
(b)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	N/A
(c)	the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.	N/A

(d)	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 subparagraphs (b) and (c).	N/A
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) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Y
(b)	any upper-floor window located in 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; and	N/A N/A
(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.	N/A

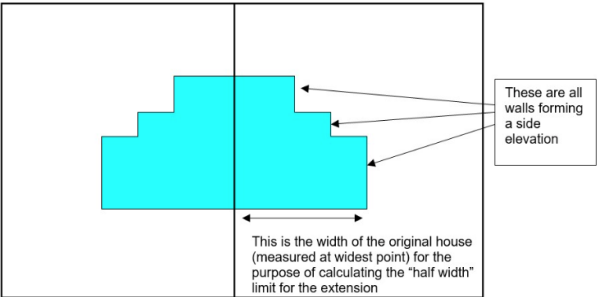
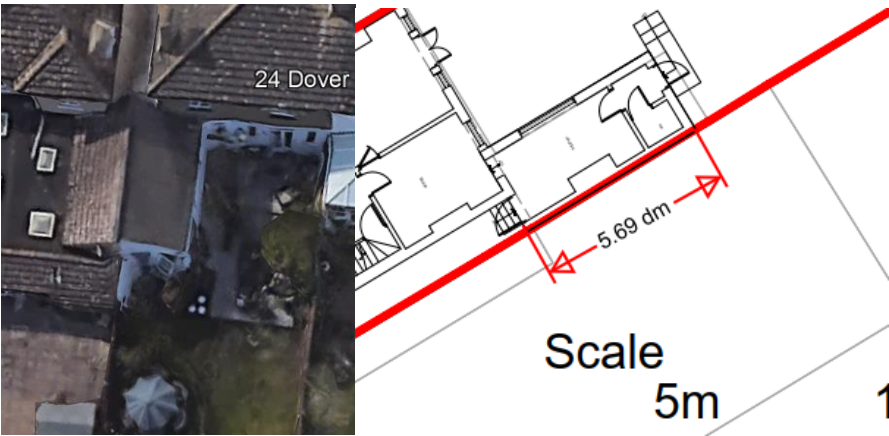
Analysis

Under Schedule 2, Part 1, Class A.1 (g) of the Town and Country Planning (General Permitted Development) (GDPO) (England) Order 2015, as amended, a single storey family dwelling can extend beyond the rear wall by 6 metres in the case of a semi detached property, as long as it does not exceed 4 metres in height.

The proposed single storey rear extension fails to comply with paragraph A1 j (iii) Class A of the GDPO as amended and prior approval does not apply.

Where an extension is beyond any side wall, the restrictions in (j) will apply. Any extension can only be a single storey, must be less than 4 metres in height and cannot **be more than half the width of the original house**. The width of the original house should be calculated at its widest point.

A site visit photo and uniform map clearly show an original single storey side projection; as such the enlarged part of the dwelling would extend beyond a wall forming a side elevation of the original dwelling, and would have a width greater than half the width of the original dwelling. The side elevation in question will be demolished and removed in its entirety with a replacement which will extend more than half the width of the original dwelling.



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Width of original dwelling



Width of extension



Conclusion

The proposed development fails to comply with Part A.1, SECTION J(iii) to CLASS 1, PART 2, SCHEDULE 3 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED, and it is considered PRIOR APPROVAL IS REQUIRED AND REFUSED

Recommendation: PRIOR APPROVAL IS REQUIRED AND REFUSED		
	Name/Signature	Date
Planning Officer		10.05.2024
Principal Planner/ Manager	Richard Hart / <i>R Hart</i>	13 th May 2024