

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20260612
Location	79 Cirrus Crescent Gravesend Kent DA12 4QR
Proposal:	Application for a Proposed Lawful Development Certificate; Loft conversion with rear dormer.
Applicant:	Mr Lee Sturge
Site Visit	N/A Desktop Assessment

Procedural Note

The application seeks a Lawful Development Certificate for the proposed erection of a rear dormer roof extension.

The Local Planning Authority is aware that a simultaneous application for planning permission has been submitted at the property for a first-floor rear extension (ref. 20260611). Both applications have been submitted by the same applicant and agent and have been assessed independently.

In determining an application for a Lawful Development Certificate, the Local Planning Authority is required to consider whether the development proposed in the application would be lawful if carried out. The assessment is therefore limited to the dormer extension shown on the submitted plans under 20260612 and whether it complies with the relevant provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Having assessed the proposal against the relevant provisions of Schedule 2, Part 1, Class B of the GPDO, the proposed rear dormer extension is considered to constitute permitted development and would therefore be lawful.

For the avoidance of doubt, this certificate relates **only to the development shown on the approved plans**. No assessment has been undertaken of a combined scheme incorporating *both the proposed rear dormer extension and the first-floor rear extension proposed under planning application ref. 20260611*. The issue of this certificate should not be interpreted as confirming the lawfulness of any such combined form of development. Any development materially differing from the plans assessed under this application may require planning permission and would need to be considered on its own merits.

Plans & Documents

- Application Form
- Site Location Map
- Existing Block Plan
- Proposed Block Plan
- Drawing No: 26/2/01 01(Existing Ground and First Floor Plans)
- Drawing No: 26/2/0105 (Existing and Proposed side and rear Elevations)

- Drawing No: 26/2/01 02 (Proposed Ground Floor Plan and Sections)
- Drawing No: 26/2/01 03 (Proposed Second Floor Plan)

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	Decision	Decision Date
20260611	Erection of a first floor rear extension.	Pending Consideration	

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/A N – SEE ANALYSIS
(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 by agent in email.
(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 N
(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

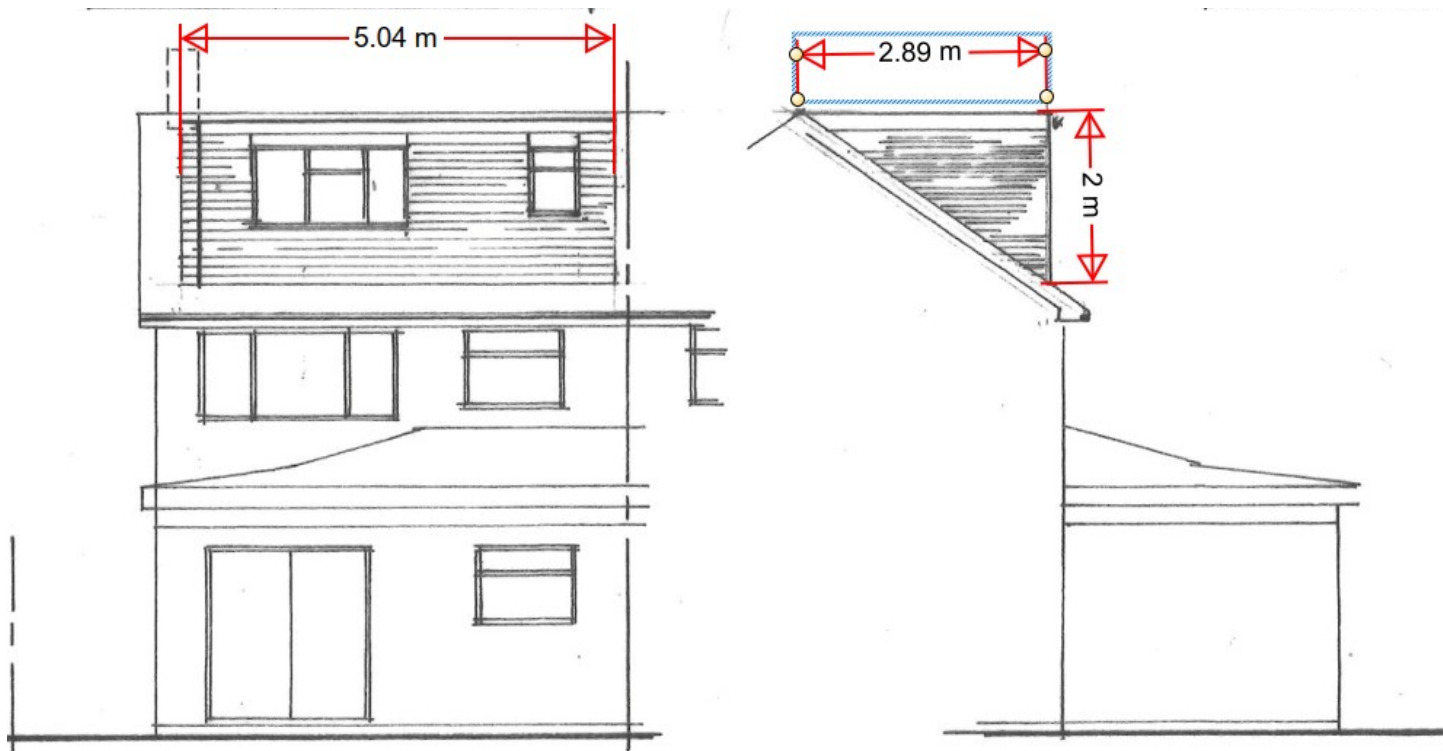
Officer Analysis

Under Class B of the general permitted development order, a semi detached properties' roof can be extended by way of a rear dormer on the basis that it does not exceed 50 cubic meters. The below calculations evidence that the roof does not exceed this threshold.

Dormer Calculation

Dormer Formula = $\frac{1}{2}$ (Length x Height x Depth)

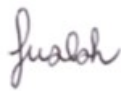
0.5 (5.04 x 2.0 x 2.89) = **14.5m³**



Conclusion

The proposed Rear Dormer Extension falls within Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and as such planning permission is not required.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	11th August 2026	Dated:	13 August 2026