



Delegated Report

Lawful Development Certificate (Proposed)

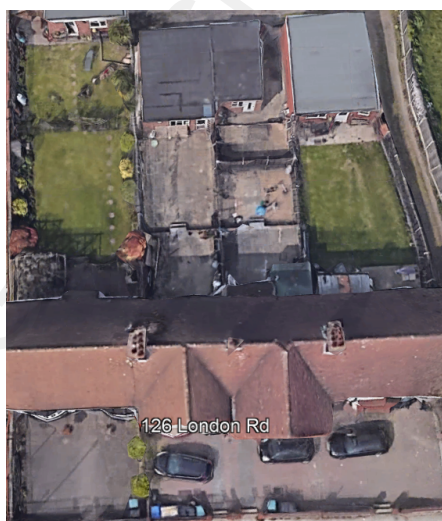
Application no:	20211210
Location	126 London Road Northfleet Gravesend Kent
Proposal:	Application for Lawful Development Certificate for proposed conversion of loft to habitable rooms with rear dormer and sky light windows to front elevation.
Applicant:	Mr Balwinder Singh
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application Form Received 30/09/2021;
- Drawing No: ZAAVIA/126LR/206 (Existing and Proposed Block Plan) Received 30/09/2021;
- Drawing No: ZAAVIA/126LR/201 (Existing and Proposed Plans) Received 30/09/2021;
- Drawing No: ZAAVIA/126LR/202 (Existing Elevations) Received 30/09/2021;
- Site Location Map Received 30/09/2021;
- Drawing No: ZAAVIA/126LR/205 (Roof Plans) Received 30/09/2021;
- Drawing No: ZAAVIA/126LR/203 (Proposed Elevations) Received 30/09/2021;
- Drawing No: ZAAVIA/126LR/204 (Section AA) Received 30/09/2021;

Property Type

The property comprises a mid terrace house



Material Consideration

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

Relevant Planning History

Reference	Description	Outcome	Decision Date
20210979	Single storey rear extension with a depth of 6.00 metres, maximum height of 3.00 metres and eaves height of 3.00 metres.	Prior Approval Not Required	16.09.2021

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 – DORMER BELOW RIDGE
(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 – SKYLIGHTS NOT TO PROJECT MORE THAN 150MM
(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 – 28.7M3 (See conclusion) N/A
(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	Y – confirmed in

	those used in the construction of the exterior of the existing dwellinghouse;	drawing : ZAAVIA/126LR/204
(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 – set back by 0.5m 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

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 – skylights to project no more than 150mm
(c)	it would result in the highest part of the alteration being higher than the highest part of the original roof;	N – Dormer set below ridge
(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 Window is above 1.7m

	(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.	from ground floor
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Conclusion

Dormer Volume Formula = 0.5(Height x Width x Length)

MAIN ROOF DORMER VOLUME

$L1 \times W1 \times H1 \times \frac{1}{2}$

$5.25 \times 3.89 \times 2.82 \times \frac{1}{2} = 28.79m^3 < 40m^3$

The proposed rear dormer and front roof lights fall within Schedule 2, Part 1, Class B, & C 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

	Name/Signature	Date
Planning Officer		08/11/2021
Team Leader		08 November 2021