

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20230433
Location	88 Valley Drive Gravesend Kent DA12 5RX
Proposal:	Application for a Lawful Development Certificate in respect of the proposed conversion of loft space to habitable rooms with a rear dormer, hipped to gable side roof extension and two skylights to the front roof slope.
Applicant:	MR Muhammed ROB
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form
Site Location Plan
Block/Site Plan
ECDL/04020/G/P/1 – Proposed Floor Plan
ECDL/04020/G/P/2 – Proposed Front and Rear Elevation
ECDL/04020/G/P/3 – Proposed Side Elevation
Email from Agent received 12/06/23

Property Type

The property comprises

This site is located in an urban, residential area. Although there are some terraced or bungalow properties in the area, the emphasis is on two storey semi-detached or detached dwellinghouses. This particular property is a semi-detached dwellinghouse. See photograph below:



It appears a majority of the buildings in this area are post WWII and although non-uniform in character, are generally representative of design and layouts built at that time.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20230552	Demolition of existing garage and rear conservatory. Erection of single storey side/rear extension and a front porch with alteration to fenestration.	Pending Consideration	N/A
20221134	Demolition of existing garage and rear conservatory and erection of a two storey side, single storey rear extension and a front porch and alteration to fenestration.	Refused	21/02/2023
19960445	Erection of part first floor and part two storey side extension to form bedroom, enlarged bathroom and w.c. at first floor level with dining room and enlarged garage at ground floor level and erection of a conservatory at the rear.	Permitted (Not constructed)	01/11/1996

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)	N/A
2. Existing Roof Extensions (m ³)	N/A
Remaining Roof Volume (m ³) formula: (1 minus 2) = X 40m ³ or 50m ³ minus X =remaining volume Officer to show calculations in case notes (indexed on NEC)	N/A No previous roof works have been undertaken. 40m ³ roof volume remains.

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;	Y (Rooflights (See Class C Below))
(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;	Dormer = 19.41m ³ Hipped to gable = 15.26m ³ Total increase = 34.67m ³
(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
(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	Y

	(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	
(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.	Y (Confirmed by email)

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 (0.11m)
(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
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 (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.	Y

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:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	12th June 2023	Dated:	14th June 2023