



'Daymer' (app. ref. 20180478 etc.)

east elevation (front)

Planning Statement

Planning History

There have been 2 applications for extensions to the rear and side of the house, both permitted. That approved under ref. 2019 0399 has been implemented

Planning Applications (2)

- **Erection of a single storey rear extension.**
Ref. No: 20190099 | Status: Application Permitted
- ****REVISED DECSRIPTION** Erection of a single storey rear and side extension.**
Ref. No: 20190399 | Status: Application Permitted

Planning Policy

policies CS14, CS15 and CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the NPPF (Achieving well-designed places) requires the provision of housing taking into account the existing character of the area, and states that new development will be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

The existing site

The site aea is 527 sqm in total. The existing building has a footprint of 166 sqm and is about 4.2m high to the ridge.

The existing context

The street scene is varied, with both 2 storey, single storey 'chalet' with roof rooms, and pure single storey.

The proposed development

amount

The proposal is to replace the existing low pitched roof over the original house with a steep pitched roof containing a habitable floor space above 1.5m headroom of 59 sqm.

scale & mass

The proposed external footprint of the dwelling does not alter. The scale increases over the original part, with a new roof ridge at about 7.1m above ground level, an increase in height of 3m, although this only occurs at the centre of the house. The eaves are raised by just 225mm.

layout

A new staircase is placed in the position of the original front door which is to the side of the house. This leads to a central 1st floor landing with access to 3 bedrooms and a bathroom. The main roof ridge runs front to back, as the existing, with a lower ridge from side to side to allow windows to the bathroom and central bedroom to aspect to the front and rear.

appearance

The new roof has a similar pitch to that of the neighbour to the south (Stroma). The new houses on the site of 'Daymer', south of 'Stroma', also have a siimilar pitch. This will therefore sit comfortably with these neighbours. The neighbour to the north (Corynine) has the original low pitched roof. There is 5m gap between the 2 roofs, rendering the stepping down of scale gradual and not awkward visually, also following the fall in the land to the north.

access

The access and parking arrangements are not altered.

landscaping & trees

The landscaping is not altered - no open ground is lost in this proposal.

Privacy and impact on neighbours

all new windows at 1st floor look east over the road or west over the roof of the rear single storey extension and private garden, so the neighbours suffer no loss of privacy. The increase in bulk only occurs alongside the neighbours, so the aspect from their rear gardens will not be significantly altered. A 45 degree sightline from the windows of the neighbour to the south would be slightly encroached by the new roof, but not to a significant effect, and no loss of sunlight would be experienced as the roof is to the north. The neighbour to the north would not experience any loss of light or aspect from their rear garden.

The Town and Country Planning (General Permitted Development) (England)

(Amendment) (No. 2) Order 2020

The proposal meets the criteria of Part 1 of Schedule 2 Class AA so should be deemed as permitted development.

Permitted development

AA. The enlargement of a dwellinghouse consisting of the construction of—

(a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or

(b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.

Development not permitted

AA.1 Development is not permitted by Class AA if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule (changes of use);

(b) the dwellinghouse is located on—

(i) article 2(3) land; or

(ii) a site of special scientific interest;

(c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;

(d) the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;

(e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;

(f) following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—

(i) 3.5 metres, where the existing dwellinghouse consists of one storey; or

(ii) 7 metres, where the existing dwellinghouse consists of more than one storey;

(g) the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—

(i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or

(ii) in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;

(h) the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—

(i) 3 metres; or

(ii) the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;

(i) any additional storey is constructed other than on the principal part of the dwellinghouse;

(j) the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development;

or

(k) the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.

Design response to Planning Policy

The design meets the objectives of policies CS14, CS15 and CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the NPPF, safeguarding the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.

CLIENT; Iain Conochie

PROJECT; Sirius,Green Farm Lane,DA12 3HL

TITLE; Planning Statement

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DATE; 05/23

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