

CERTIFICATE OF LAWFUL DEVELOPMENT FOR SINGLE STOREY REAR EXTENSION AT:

TANNERS GRANGE, TANYARD HILL, SHORNE, GRAVESEND, KENT, DA12 3EN

DESIGN & ACCESS STATEMENT

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Please note:
Unless otherwise stated all drawings, maps, images and diagrams contained within this document are not to scale.

1.0 INTRODUCTION

The following statement has been prepared in support of an application for a Lawful Development Certificate for proposed householder works within the lawful curtilage of the dwelling known as Tanners Grange, Tanyard Hill, Shorne, Gravesend, Kent, DA12 3EN.

The description of development is as follows:

Application for a Lawful Development Certificate in respect of the proposed erection of a single storey rear extension.

This statement has been prepared to demonstrate how the proposed development under the prescribes rights of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) can be achieved, to allow for the building quantum of the development to be increase.



SITE LOCATION PLAN

2.0 THE SITE & SURROUNDING CONTEXT

The site is located to the east of Tanyard Hill from which it can be accessed, and lies within the administrative boundary of Gravesham Borough Council.

Tanners Grange is a two storey detached property of Victorian origins which has been extended and altered over time. Set within large grounds of approximately 5 acres, the property is approached by an extensive driveway with double garaging and ample off-road parking. Several outbuildings are located within the site, including a swimming pool with pool house, detached barn with office and gym accommodation above, separate stables and paddocks, shed and a shipping container.

Situated approximately 3 miles east of Gravesend, the site is set within a rural countryside setting, with predominately large residential properties to the west of Tanyard Hill, and dense woodland to the north. Mature vegetation bounds the perimeter of the site, with paddocks and open fields to the east and south. The property is in a sunken position within the landscape which restricts any views into the site.

The site lies outside, but adjacent to the defined settlement boundary of Shorne, a small village and civil parish offering a range of local amenities and facilities.

The site is situated within the Metropolitan Green Belt, and Shorne Woodland Character Landscape Area. There are no other environmental designations within the site, and therefore no other identified constraints to development.



Existing Front (north) Elevation



Existing Front (north east) Elevation



Existing Rear (south) Elevation



Existing Rear (south) Elevation



Existing Rear (south west) Elevation



Existing Side (east) elevation



Existing Swimming Pool House



Existing driveway



Existing Outbuildings

3.0 PLANNING HISTORY

RELEVANT PLANNING HISTORY

19800849 Demolition of existing stables on the west side of the building and the erection of a single storey extension to provide lounge bedroom and bathroom erection of an extension at the rear of the existing garage on the east side of the building to form a kitchen and the erection of a first floor extension over the existing garage and proposed kitchen to provide three additional bedrooms, together with the erection of a porch at the front.
Granted 23/12/1980

19840748 Erection of stable block with ancillary tack room and bay store
Granted 12/11/1984

19890752 Outline application for the erection of a detached bungalow.
Refused 25/08/1989

19890753 Outline application for the erection of a detached bungalow.
Refused 17/11/1989

19960473 Erection of first floor extension on the west side elevation to form two bedrooms, bathroom and an ensuite bathroom; erection of a porch and covered way at the rear with balcony over; conversion of existing integral garage into a kitchen involving demolition of the front part of the garage and erection of a bay window; and erection of a two storey front extension to form enlarged entrance hall and covered entrance porch with bay window at first floor level.
Granted 20/12/1996

19970171 Construction of a bay window on ground floor west elevation, in substitution of that approved under planning permission reference number GR/96/473
Granted 01/05/1997

19980303 Application for a Lawful Development Certificate in respect of the proposed construction of a swimming pool and enclosure.
Granted 15/06/1998

20201289 Retention of barn outbuilding
Withdrawn 14/12/2020

20201328 Application for a Lawful Development Certificate in respect of the continued use of a portion of adjacent land to Tanners Grange as residential curtilage.
Granted 31/03/2021

20210451 Retention of barn
Granted 04/06/2022

20220116 Erection of a double storey side extension creating sitting room, study, lobby and utility room on ground floor and one extended bedroom, en suites and dressing room on the first floor
Refused 01/04/2022

20220551 Application for a Lawful Development Certificate in respect of the proposed erection of a two storey side extension.
Refused 26/07/2022

20220869 Application for a Lawful Development Certificate in respect of the proposed erection of a single storey rear extension.
Granted 30/09/2022

20220868 Application for a Lawful Development Certificate in respect of the proposed erection of a two storey rear extension
Refused 30/09/2022

20221097 Application for a Lawful Development Certificate in respect of the proposed erection of a two storey rear extension
Refused 06/12/2022

20240068 Application for a Proposed Lawful Development Certificate in respect of erection of part two storey and part single storey rear extension and single storey side extension.
Refused 24/04/2024

20240069 Prior approval application for a single storey rear extension with a depth of 8.00 metres, maximum height of 2.60 metres and eaves height of 3.00 metres.
Refused 07/03/2024

Since the 1980's, a number of extensions and alternations have been undertaking on the property and throughout the site, with the erection of new outbuildings and hard landscaping, which in turn have further 'domesticated' the use and appearance of the site.

Since 2022, a series of planning applications and Lawful Development Certificate applications have been submitted for differing forms of extensions to the property.

The reasons for refusal for each application can be summarised as follows:

- Impact the development would have on the Green Belt
- Proposals would have consisted of an alteration to a part of the roof of the dwelling house contrary to Class A
- The resulting roof would exceed the cubic content of the original roof by more than 50 cubic metres contrary to Class B
- The rear and side extensions would adjoin an existing extension contrary to Class A
- The overall width of the total enlargement would be greater than half of the width of the original dwelling.

Taking into consideration the reasons for refusal as part of the previous planning applications, the proposal now seeks to obtain a Lawful Development Certificate for a rear extension under Permitted Development Rights.

4.0 PERMITTED DEVELOPMENT OPPORTUNITIES

The General Permitted Development Order 2015, sets out a list of permitted development rights which are works or development that do not require express planning permission from the local authority.

Class A – *Enlargements, Improvements, or other Alterations of a Dwellinghouse*

Schedule 1 Part 1 Class A of the GDPO relates to enlargements, improvements, or other alterations of a dwellinghouse. There are a number of qualifying criteria and conditions that any further extension to the house would need to meet in order to be permitted development. The site does not fall within the definition of Article 2(3) land (such as being in a designated conservation area or Area of Outstanding Natural Beauty (AONB)) which places further restrictions on the availability of PD rights.

Part (e) of the Class A criteria states that development is not permitted if the enlarged part of the dwellinghouse would extend beyond a wall which either forms the principal elevation or fronts a highway and forms a side elevation of the original dwellinghouse. Therefore in regards to the proposed application site, it would not be possible under any circumstances to extend the house beyond the front (north elevation) or west side elevation (as this fronts the highway) under this permitted development right.

Further extensions to the rear (south) of the property under Class A are allow if the following criteria is met:

- Single Storey Rear Extension can protrude no more than 8 metres beyond the rear of the original property or exceed 4 metres in height.
- Two Storey side (east) extension would not be possible under Permitted Development Rights. However a single storey extension could be acceptable providing that it is no taller than 4 metres or has a width greater than half the width of the original house, taking into account existing extensions.

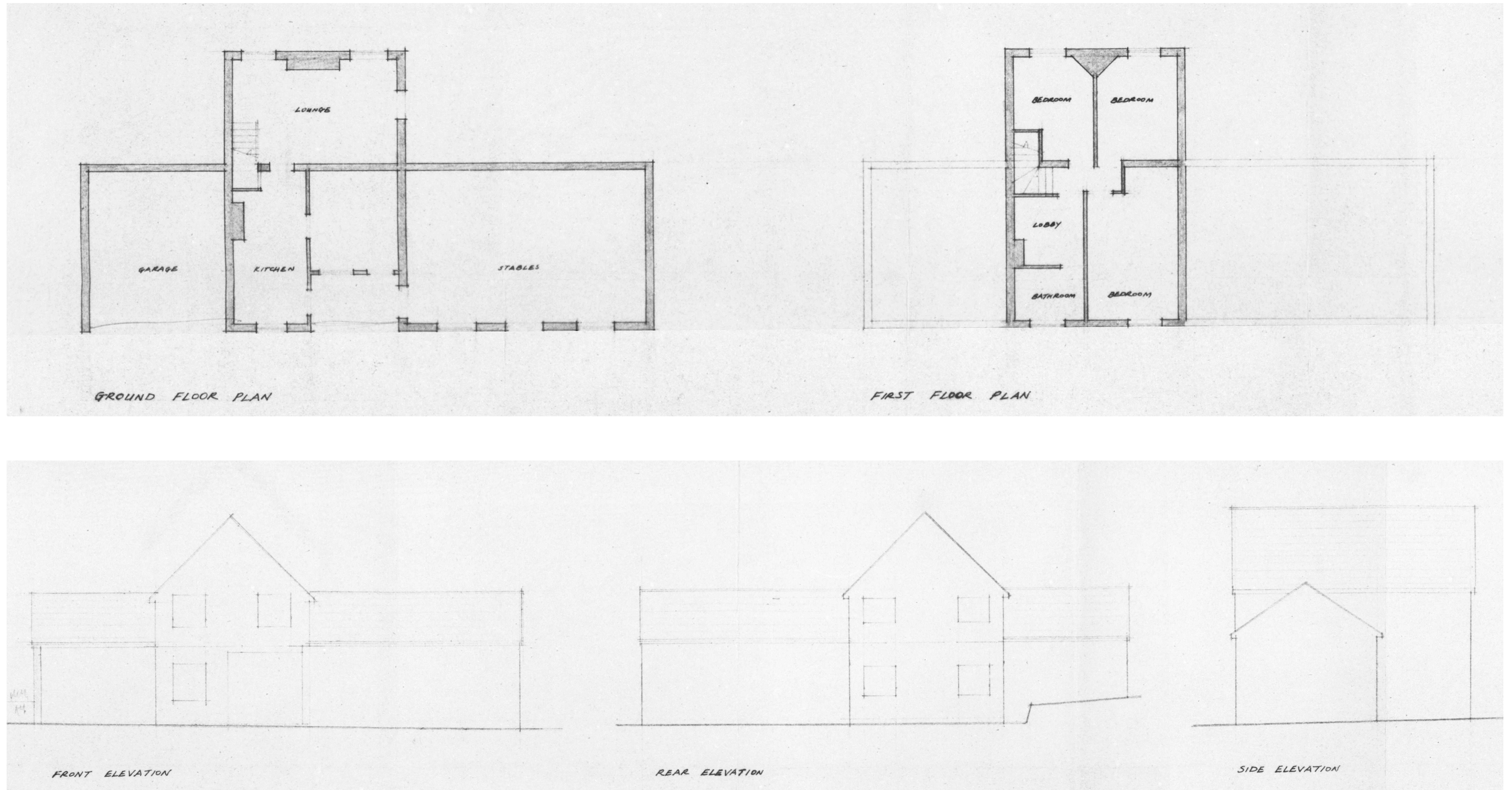
Should any further extensions be sought under Class A then additional conditions apply which shall need to be considered as part of this application:

- 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.

For the purposes of Permitted Development, any extensions or alterations are to be taken from the 'original building', which in planning terms is to mean either the house as first built, or one that existed on 1st July 1948.

Evidence for the original floor plan appears to have come to light during the application process for (20240068 and 20240069); beforehand officers had referenced 19960473 as the appearing to show the original floor plan for the property. Extracts from these are shown below.

4.0 PERMITTED DEVELOPMENT OPPORTUNITIES



Extract taken from the approved planning application Ref:19800849 which establishes the 'original' property

5.0 PROPOSAL

The proposed extensions have been designed to comply with the relevant Permitted Development Rights Restriction as stated within the table below:

CLASS A	THE ENLARGEMENT, IMPROVEMENT OR OTHER ALTERATION OF A DWELLINGHOUSE	PROPOSED DEVELOPMENT
(a)	Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use)	Not relevant
(b)	As a result of the works, the total area of the ground covered by buildings within the curtilage of the dwellinghouse would exceed 50% of the total area of the curtilage.	The residential curtilage is large and therefore the proposed works would not exceed 50% of the total area.
(c)	The height of the part of the dwelling house enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwelling house.	The proposed single storey extension would not exceed the highest part of the existing dwelling house
(d)	The height of the eaves of the part of the dwellinghouse enlarge, improved or altered would exceed the height of the eaves of the existing dwelling house	The proposed single storey extension not exceed the eaves of the existing dwelling house
(e)	The enlarged part of the dwellinghouse would extend beyond a wall which - (i) forms the principal elevation of the original dwelling house (ii) fronts a highway and forms a side elevation of the original dwellinghouse	Not relevant
(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	Not relevant as paragraph (g) is the consideration in this instance
(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	The single storey rear extension will extend 8 meters from the original dwelling house, and will not exceed 3 meters in height
(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 (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwelling-house	Not relevant
(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	Not relevant

5.0 PROPOSAL

(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	Not relevant
(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 sub-paragraphs (e) to (j);	The existing extensions have been taken into account when considering the total enlargement of the property
(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.	The extensions will not alter the roof of the existing building or include any of the other points.
(l)	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Not relevant

5.0 PROPOSAL

The proposal is for the erection of a single storey rear extension to improve the current dining space within the property.

To ensure the rear extension is compliant under the General Permitted Development, the extension must only protrude from the original rear elevation and must not touch any of the existing walls to either side, as this would constitute a side extension to a non-original elevation.

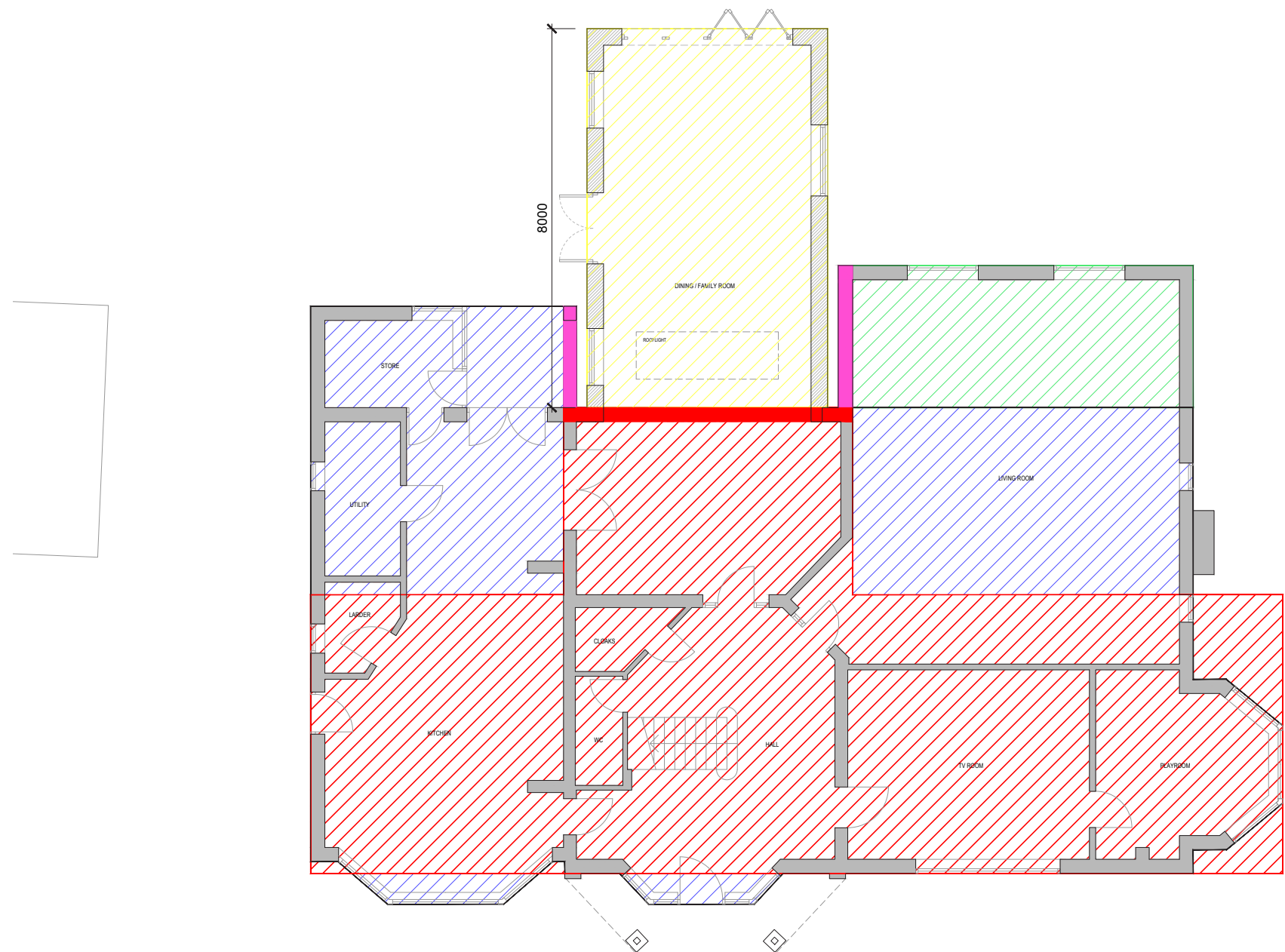
The rear single storey extension with flat parapet roof will protrude eight metres from the rear (south) wall of the original property, and will be no more than three metres in height.

Whilst designed to match the main dwelling, the proposed extension will appear as subservient additions , and will not exceed the existing eaves heights, nor be any greater than the highest part of the original roof.

The materials used as part of the proposed development will be render to match the appearance of the existing dwelling house, to comply with the conditions set out in both Class A and B of the General Permitted Development.

The proposals will maintain a high level of amenity, and will not have a detrimental impact on the living space of the main dwelling, nor affect the privacy, loss of light or outlook to neighbouring properties and land.

-  EXISTING DWELLING (AS BUILT)
-  EXISTING DWELLING (AS EXTENDED REF: 19800849)
-  EXTENSION PLANNING (REF: 20220869)
-  PROPOSED SINGLE STOREY EXTENSIONS
-  RED AREA IS ORIGINAL REAR ELEVATION
-  NEW EXTENSION MUST NOT TOUCH EITHER PINK AREA AS THIS WOULD CONSTITUTE A SIDE EXTENSION TO A NON-ORIGINAL EXTENSION



PROPOSED GROUND FLOOR PLAN

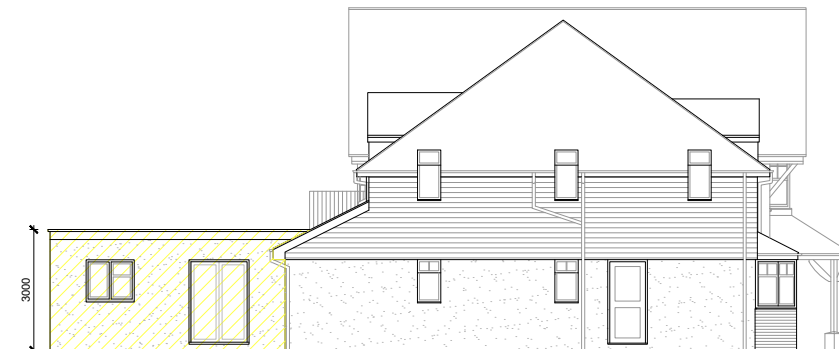
5.0 PROPOSAL

The proposal would not result in a increase in bedrooms, and the existing driveway and garage provide ample parking for more than three vehicles. Therefore the development would accord with Kent County Council Vehicle Parking Standards, and Saved Policy P3 of the Local Plan and Policy CS11 (LPCS).

Due to the site layout and position of the proposed extensions, there would be no direct impact on the landscape character area, and would accord with Policy CS12 (LPCS) and Section 15 of the NPPF.



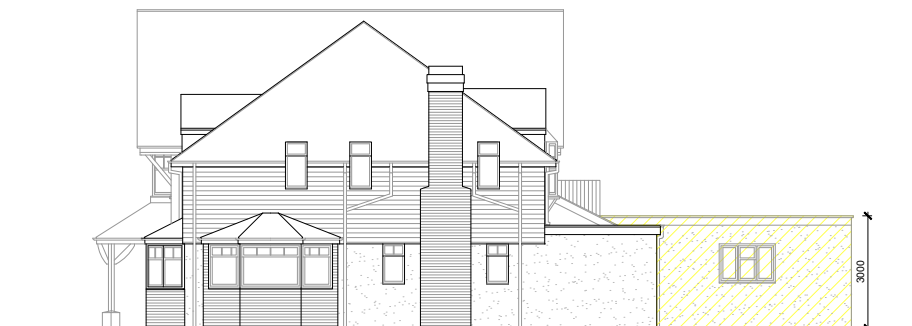
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

 PROPOSED SINGLE STOREY EXTENSIONS

6.0 CONCLUSION

Tanners Grange is a two-storey detached property that has been extended and altered over time, and subject to numerous attempts for extensions and alterations under Permitted Development Rights, which have in some cases been refused by Gravesham Borough Council.

As discussed within the document, there are opportunities for extensions to the property under Permitted Development Rights. In order to meet the limits set out within this criteria, the proposed single storey rear (south) extension protrudes no further than eight metres from the rear wall of the original building, and exceeds no more than 3 metres in height.

In light of the above, it can be confirmed that the proposed development would comply with the legislative requirements set out under Schedule 1 Part 1 Class A and Schedule 1 Part 1 Class B, and therefore development would benefit from Permitted Development Rights.