

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20250748
Location	16 Cygnet Gardens Northfleet Gravesend Kent
Proposal:	Application for a Proposed Lawful Development Certificate; Erection of single storey rear extension with roof lantern.
Applicant:	Marie Holder
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form;
Supplementary Information – Planning Statement;
Drawing No. L(20)200 Rev. P03 – Elevations – Proposed;
Drawing No. L(20)100 Rev. P03 – Ground Floor Plans – Existing and Proposed;
Drawing No. L(20)010 Rev. P03 – Block Plans – Existing and Proposed;
Drawing No. L(10)200 Rev. P03 – Elevations – Existing; and
Drawing No. L(10)001 Rev. P03 – Site Location Plan.

Property Type

16 Cygnet Gardens is a two storey semi-detached property.

Material Consideration

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

Relevant Planning History

No relevant history.

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 A - The enlargement, improvement or other alteration of a dwellinghouse

A.1	Development is not permitted by Class A if –	Y/N
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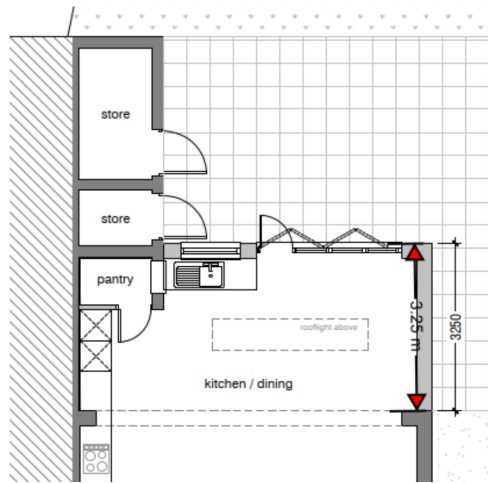
(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use)	N
(b)	as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	N
(c)	the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	N
(d)	the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse	N
(e)	the enlarged part of the dwellinghouse would extend beyond a wall which – (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	N
(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	Y 3.25m N 3.35m (inc. roof lantern)
(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;	N/A
(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, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;	N/A
(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	N Eaves are 3.00m
(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,	N

	(ii) have more than a single storey, or	N
	(iii) have a width greater than half the width of the original dwelling; or	Y
(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);	N/A
(k)	it would consist of or include –	
	(i) the construction or provision of a verandah, balcony or raised platform,	N
	(ii) the installation, alteration or replacement of a microwave antenna,	N
	(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	N
	(iv) an alteration to any part of the roof of the dwellinghouse	N
(l)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N
A.2	In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –	Y/N
(a)	it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	N/A
(b)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	N/A
(c)	the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.	N/A
(d)	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 (b) and (c).	N/A
A.3	Development is permitted by Class A subject to the following conditions –	Y/N
(a)	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;	See below
(b)	any upper-floor window located in 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; and	N/A

(c)	where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	N/A
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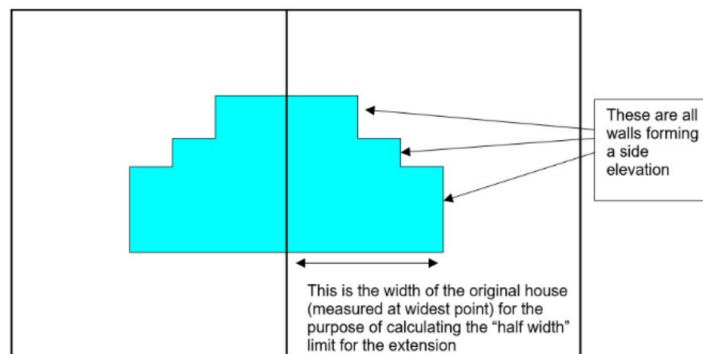
Assessment Notes

The proposed extension measures 3.25m from the rear elevation:



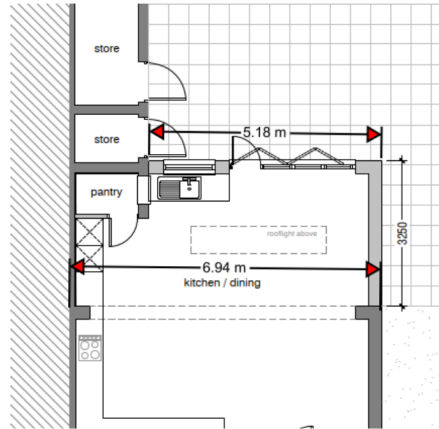
The house is semi-detached and therefore the maximum depth of a single storey rear extension under permitted development rights, without first having gone through the Larger Homes Prior Approval Application process, is 3.00m. as such the application fails to comply with A.1(f).

Additionally, it is evident that the extent of the original dwelling indicates that this proposal would fail under A.1 (j) (iii), as the extension would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse. The Government Technical Guidance for Permitted Development for householders states:



Where an extension is beyond any side wall, the restrictions in (j) will apply. Any extension can only be a single storey, must be less than 4 metres in height and can not be more than half the width of the original house. The width of the original house should be calculated at its widest point.

The plan measurements are indicated below:



Google Aerial Images of property and surrounding area showing single storey projections as a feature of the dwellinghouses



As such, the proposal fails to accord with A.1 (j) (iii).

The plans show that the brickwork would match the existing to comply with Class A.3(a). Further clarification would have been sought to ensure the fenestration would be similar to the existing external materials of the dwelling, if the rest of the extension accorder with the requirements of the GPDO (2015) (as amended).

Conclusion

The proposed development fails to comply with A.1 (j) (iii), as the extension would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse. In addition, the proposal fails under A.1(f) as the depth of the extension exceeds 3.00m.

Recommendation: Refuse Lawful Development Certificate

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
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Signed:		Signed:	
Dated:	10th September 2025	Dated:	10th September 2025