

Delegated Report

Application no:	20211459
Location	15 Giles Field, Gravesend Kent DA12 2RB
Proposal:	Single storey rear conservatory with a depth of 5.80 metres, maximum height of 3.73 metres and eaves height of
Applicant:	Mr Ben Wallace
Site Inspection?	Desktop Assessment

Plans & Documents

- Application Form Received 26/11/2021;
- Drawing No: 001 (Site Location Map & Existing/Proposed Block Plans) Received 26/11/2021;
- Drawing No: 002 (Existing/Proposed Floor Plans) Received 26/11/2021;
- Drawing No: 003 (Existing/Proposed Elevations) Received 26/11/2021;

Property Type

Semi Detached House



Relevant Planning History

Reference	Description	Outcome	Decision Date
20030239	Erection of 147 dwellings comprising of a mix of 2, 3 and 4 storey detached and terraced buildings of 3-6	Permitted	24.02.2004

	bedroom dwellings and 1-3 bedroom flats with associated garaging and car parking spaces; provision of public open space and laying out of distributor/estate roads; infrastructure and associated works; in substitution of this part of the scheme previously granted permission under ref. No. GR/99/168.		
20030645	Erection of one terrace of 5 two storey, three bedroom dwellings; four semi detached two storey, three bedroom dwellings with rooms in the roof space and dormer windows in the front roof slopes; 2 detached two storey, three bedroom dwellings one with detached single garage; two semi detached 3 bedroom dwellings one with detached garage; erection of two detached buildings to provide five and three garages; laying out of associated car parking spaces, associated estate road and private drive and erection of 1.8m high feather boarding fence with trellis, in substitution of that previously permitted on plots 50-60 under planning permission ref. no. GR/99/168.	Permitted	24.02.2004

Development Plan

Due to the nature of this application, the adopted plan and national planning policies are not relevant since it relates to whether the proposed single storey extension requires prior approval.

Planning Legislation

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

Consultation, Publicity and Representations

In accordance with the amendments in relation to home extensions under paragraph A.4 (5) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the following adjoining neighbouring properties were notified of this application;

- 11 Giles Field Gravesend Kent DA12 2RB

The expiry date for comments was 22nd December 2021 and No comments were received.

As no comments were received, section A.4 (7) of the GPDO has not been triggered and it is therefore not necessary to consider the impact on the amenity of any adjoining premises.

Officer Assessment

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Listed Building 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
(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)	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 – Max height 3.7M
(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 – Max 2.6m eaves
(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 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 – 5.8m (Semi Detached) but permitted under g N – MAX 3.7M
(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	N – 5.8m (Semi Detached) N – 3.7M

	dwellinghouse, or (ii) exceed 4 metres 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, 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 N
(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 – 2.6m Max
(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	N N N
(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
(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	N N N N
A.2	In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –	
(a)	it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble	N/A

	dash, render, timber, plastic or tiles;	
(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 –	
(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;	Y – Proposed is a conservatory
(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 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

Analysis

Under Schedule 2, Part 1, Class A.1 (g) of the Town and Country Planning (General Permitted Development) (GDPO) (England) Order 2015, as amended, a family dwelling can extend beyond the rear wall by 6 metres in the case of a semidetached property, as long as it does not exceed 4 metres in height.

As per Schedule 2, Part 1, Class A.4 (2), the development has provided sufficient information to support the application.

The submitted information demonstrates that the extension will have a dual pitched roof

with a maximum height of 3.7 metres and a depth of 5.8 metres; all within the parameters specified under Class A.

The adjoining properties were consulted in accordance with A.4 (5) and no representations were received. Therefore A.4 (7) has not been triggered and impact on neighbour amenity does not require investigation.

It is considered that the details and documents provided with the application are sufficient and no further information is required under A.4 (8) to determine the proposed development.

Conclusion

The proposed development complies with **THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED**, and it is considered **PRIOR APPROVAL IS NOT REQUIRED**.

Informatives are recommended relating to the extent of this prior approval, the development to accord with the information provided and requirement to comply with Building Regulations and works of construction etc.

Recommendation: PRIOR APPROVAL IS NOT REQUIRED		
	Name/Signature	Date
Planning Officer		29/12/2021
Principal Planner/ Manager	Richard Hart / <i>R Hart</i>	6 th January 2021