



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20211548
Location	13 Hollybush Road Gravesend Kent DA12 5QG
Proposal:	Application for Lawful Development Certificate for proposed loft conversion of loft with rear dormer and outrigger extension.
Applicant:	Ms Carol Coleman
Site Visit	N/A Desktop Assessment

Plans & Documents

Application form dated 16 December 2021

Drawing no. H556 – 01 Existing Ground Floor Plan;
Drawing no. H556 – 02 Existing First Floor Plan;
Drawing no. H556 – 03 Existing Roof Void and Roof Plan;
Drawing no. H556 – 04 Existing Elevations;
Drawing no. H556 – 05 Proposed First Floor Plan;
Drawing no. H556 – 06A Proposed Second and Roof Plan;
Drawing no. H556 – 07 Proposed Elevations;
Drawing no. H556 – 08 Sections and Volume;
Drawing no. H556 – LB1 Location & Block Plan.

Property Type

The property comprises a two storey semi-detached property in use as a single dwelling.

Material Consideration

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

Relevant Planning History

20211282 *Application for Lawful Development Certificate for the proposed loft conversion.* Refused

Officer Assessment

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Conservation Area)	N
Article 4 Direction	N

Permitted Development Rights Removed/Restricted	N
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Class B - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

[illegible]

	(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.	N/A
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Conclusion

The property is a semi-detached dwelling which has an existing part two storey addition to the rear of the property. The plans now clarify that under section B.1, it has been identified that the proposed dormer does not exceed the 50 cubic metres for semi-detached properties primarily, as confirmed by drawing no. H556 – 08 Sections and Volume.

Therefore full planning permission is not required to erect a dormer that extends onto the two storey addition to the rear.

Recommendation

Approve Certificate of Lawfulness – Proposed Development

See draft Decision.

Recommendation: <u>Grant</u> Lawful Development Certificate		
	Name/Signature	Date
Planning Officer	<i>G.Henry</i>	06.01.2022
Principal Planner/ Manager	Richard Hart / <i>R Hart</i>	06.01.2022