

**SUPPORTING STATEMENT
CERTIFICATE OF LAWFULNESS FOR LOFT CONVERSION AT
42 BRANDON STREET, GRAVESEND, DA11 0PL.**

Date: 30 January 2025

1.0. DESCRIPTION OF SITE

- 1.1. The application property is no. **42 BRANDON STREET, GRAVESEND, DA11 0PL** is a semi-detached two storey dwelling house that is not located in a conservation area and not listed. No article 4 direction as such permitted development rights for roof extension to facilitate a loft conversion are intact.

2.0. DESCRIPTION OF PROPOSAL

- 2.1. Certificate of Lawful Development for proposed L-Shaped rear dormer windows and 3no. front facing roof lights to facilitate a loft conversion.

3.0. SITE HISTORY

- 3.1. None.

4.0. POLICIES APPLIED

- 4.1. N/A

5.0. ISSUES AND CONSIDERATIONS

- 5.1. Whether the proposal would comply with the assessment criteria under Class B and C of Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

5.1.1 Hip to Gable and Rear Dormer - Class B

The volume of the proposed L-shaped rear dormer windows volume be 40.91 cubic metres, which is below the allowance of 50 cubic metres allowed for roof extension of a semi-detached dwelling house.

- The roof extension would not exceed the height of the highest part of the existing roof.
- The proposed L-shaped rear dormer windows would not extend beyond the plane of an existing roof slope which forms the principal elevation of the dwelling house and fronts a highway.
- It would be set back from the eaves by more than 0.2 metres.
- It would not consist of or include the provision of a veranda, balcony or raised platform.
- The proposed L-shaped rear dormer windows would not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe.
- The dwelling house is NOT on article 2(3) land.
- The materials to be used in the external surfaces of the roof extension shall be of similar appearance to those used in the construction of the exterior of the existing dwelling house.
- No window inserted on the wall forming a side elevation of the dwelling house.

5.1.2. Three Front Facing Roof Lights - Class C

- The proposed roof lights would not protrude more than 0.15m beyond the plane of the slope of the original roof.
- The proposed roof light would not result in the highest part of the alteration being higher than the highest part of the original roof.
- The alterations do not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.
- It does not include a window on the side elevation.

6.0. CONCLUSION

- 6.1. The proposal benefits from permitted development because it complies with the criteria set out in Class B and C, of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.