
GSP PROJECT REF: [3832.PN](#)

PLANNING STATEMENT

Distarti, 48 Rhododendron Avenue, Meopham, Kent, DA13 0TT

Prior Approval for the erection of a single storey rear extension



MARCH 2023

1.0 INTRODUCTION

- 1.1 This Statement accompanies a submission for the following proposed development:

Determination pursuant to Schedule 2, Part 1, Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension, extending beyond the rear wall of the original house by 7.9m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.2m

- 1.2 The development affects the following four Land Registry titles as well as unregistered land that make up the subject planning unit:

1. K219795 (described as ‘land on the east side of Rhododendron Avenue’). This is the rectangular portion of land to the far north;
2. K219796 (described as ‘land on the east side of Rhododendron Avenue’). This is the rectangular portion of land to the south of the above title;
3. K922240 (described as ‘land adjoining Distarti, 48 Rhododendron Avenue’). This is the driveway and part of the side garden that appears to serve Distarti;
4. K417028 (described as ‘Distarti, Rhododendron Avenue’). This is the rectangular portion of land to the far south that includes the main dwelling, but excludes part of the previously approved garden and all of the access.

2.0 SITE CONTEXT

- 2.1 The subject 0.05 hectare site is located to the eastern side of Rhododendron Avenue, at the eastern end of the Culverstone Valley Area. It is understood that the existing timber-clad property is a chalet bungalow with a tiled roof located on a steep bank with three bedrooms in a poor standard of condition. The site benefits from a lawful vehicular access on to Rhododendron Avenue.
- 2.2 It is noted that the planning officer’s report relating to the previously approved planning application for the redevelopment of the Site (20210319) considered that the original dwelling as existing had a footprint of 92.1 sqm and an internal ground floor area of 80.3 sqm. However, that position was updated by the planning officer in connection with the previous application seeking a certificate of lawfulness for both a single storey side extension and detached outbuilding (20221357), where a view was taken that the original ground floor amounted to just 14.4 sqm (as approved in 1952 under reference TH/6/52/109).
- 2.3 The site benefits from a number of ancillary buildings whilst the layout of the existing bungalow comprises four bedrooms, a living area in the centre and kitchen/dining area to the rear.
- 2.4 Ancient woodland appears to be located beyond the rear of the site and the site is within the Harvel Wooded Downs Landscape Character Area as well as being within the Metropolitan Green Belt. The site forms part of the Parish of Meopham. There are

no known designated or non-designated heritage assets nearby. The site is also within Flood Zone 1 which means it has a low probability of flooding from rivers and the sea.

3.0 RELEVANT PLANNING HISTORY

3.1 The following records are understood to be relevant to the subject site:

- [Erection of chalet](#) - Ref. No: 19520150 | Status: Application Permitted
- [Erection of dwellinghouse](#) - Ref. No: 19550280 | Status: Application Refused
- [Retention of single storey extension to form kitchen at rear](#) - Ref. No: 19790429 | Status: Application Refused
- [Demolition of existing chalet bungalow and erection of a replacement 3 bed bungalow.](#) - Ref. No: 20210319 | Status: Application Permitted
- [Application for a Lawful Development Certificate in respect of the proposed erection of a single storey side extension and a detached outbuilding](#)

Ref. No: 20221357 | Status: Certificate Refused

- [Single storey rear extension with a depth of 8.00 metres, maximum height of 4.00 metres and eaves height of 2.20 metres.](#)

Ref. No: 20221358 | Status: Prior Approval Is Required and Refused

- [Application for prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys under Schedule 2, Part 1, Class AA.](#)

Ref. No: 20221359 | Status: Prior Approval Is Required and Refused

3.2 The permission from 2021 was subject to amendments after initial concerns were expressed by the Council in regards to the height and massing of the replacement dwelling, which was considered to be materially larger than the dwelling it was due to replace. Revisions included a reduced height, introduced barn-hips, changed the roof design of the garage and, as such, were considered to address these issues.

3.3 This application seeks to address the refusal of 20221358.

4.0 COMPLIANCE WITH PERMITTED DEVELOPMENT LEGISLATION

Permitted Development

4.1 Class A of Part 1 of Schedule 2 of The Town and Country (General Permitted Development) (England) Order 2015 (as amended) permits development consisting of the enlargement, improvement or other alteration of a dwellinghouse.

Development Not Permitted

- 4.2 Paragraph A.1 sets out exceptions to when this permitted development right would not apply:
- (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) - **this is not the case;**
 - (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) - **this will not be the case;**
 - (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 – **this will not be the case;**
 - (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 – **this will not be the case;**
 - (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 – **this will not be the case;**
 - (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 – **the proposed development is to be assessed under (g);**
 - (g) for a dwellinghouse not on article 2(3) land nor on a site of specific 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 – **this will not be the case;**
 - (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) exceed 4 metres in height – **this will not be the case;**
 - (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 – **this will not be the case;**
 - (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 dwellinghouse – **this is not relevant so will not be the case;**
 - (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) – **this will not be the case;**
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- (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 – **this will not be the case;**
- (l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) – **this is not the case.**

4.3 Paragraph A.2 relates to article 2(3) land only, and is not relevant to this particular submission.

4.4 Under paragraph A.3, development permitted by Class A is 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 – **this will be the case as is confirmed in the materials schedule included on the plans;**
- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be: (i) obscure-glazed; (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 – **there are no upper floor windows, so this will be the case;**
- (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 – **the enlarged part does not have more than a single storey, so this is not relevant.**

5.0 PRIOR APPROVAL REQUIREMENTS

5.1 Under paragraph A.4, the legislation then confirms that before beginning a development that exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g), the developer must apply to the local planning authority for prior approval providing the following information:

- (a) A written description of the proposed development including:
 - (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;
 - (ii) the maximum height of the enlarged part of the dwellinghouse, and;
 - (iii) the height of the eaves of the enlarged part of the dwellinghouse.

This is included in section 1 above as part of the description of the development.

- (b) A plan indicating the site and showing the proposed development (and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined);

Plans reflecting this requirement have been supplied with the submission.

(c) The addresses of any adjoining premises;

The following adjoin the subject site:

- ***Amankila, Rhododendron Avenue, Meopham, Gravesend, DA13 0TT;***
- ***Peace Haven, Rhododendron Avenue, Meopham, Gravesend, DA13 0TT;***
- ***Land Adjacent To Ashleigh, Rhododendron Avenue, Meopham, DA13 0TU;***
- ***Ashleigh, 39 Rhododendron Avenue, Meopham, Gravesend, DA13 0TU;***
- ***Hillside, 37 Rhododendron Avenue, Meopham, Gravesend, DA13 0TU;***
- ***Greenbank, Rhododendron Avenue, Meopham, Gravesend, DA13 0TU;***
- ***Long Acre, Rhododendron Avenue, Meopham, Gravesend, DA13 0TT.***

(d) The developer's contact address;

This is: Distarti, Rhododendron Avenue, Meopham, Gravesend, DA13 0TT

(e) The developer's email address;

This is: chris@acreslandscaping.co.uk

- 5.2 Under paragraph A.4 the LPA is required to consult neighbouring properties and only if objections are received then the prior approval of the LPA is required as to the impact of the proposed development on the amenity of any adjoining properties. In case this occurs, the applicant states that the proposed development would be about 4m from the shared boundary with the nearest adjoining property (Amankila, to the south). Being single storey and to the rear, the extension is unlikely to harm this nor any other adjoining property.

6.0 CONCLUSIONS

- 6.1 Sufficient information has been provided to support the application: application form, site location plan, proposed floor plans, and proposed block plan are in conformity with paragraph A.4, Class A, Part 1, Schedule 2 of the GDPO. The documents demonstrate that the proposed extension will have a maximum height of 4 metres, a depth of 7.9 metres and an eaves height of 2.2 metres; all within the parameters specified under Class A. As such, the Council is respectfully request to confirm that Prior Approval is either not required or is given.