

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20230347
Location	Trelowarren Norwood Lane Meopham Gravesend
Proposal:	Application for a Lawful Development Certificate in respect of the proposed loft conversion with a side dormer.
Applicant:	Mr Philpot
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application form;
- Drawing no. SM371.Site – Site plans;
- Drawing no. SM371.1 – Existing plans;
- Drawing no. SM371.10 – Proposed plans for lawful development.

Property Type

The property comprises a detached dwelling.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20230341	Erection of a single storey rear extension with a dormer extension in the side roof slope and a front porch. Replacement of existing tile hanging with render; replacement fences, walls, gate and a hardstanding to front garden.	Permitted	1 st June 2023

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 B - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

1, Original Roof Volume (m ³)	N/A
2. Existing Roof Extensions (m ³)	N/A
Remaining Roof Volume (m ³) formula: (1 minus 2) = X 40m ³ or 50m ³ minus X =remaining volume Officer to show calculations in case notes (indexed on NEC)	N/A No previous roof works have been undertaken. 50m ³ volume remains.

B.1	Development is not permitted by Class B 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)	Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	N
(c)	Any part of the dwellinghouse would, as a result of the works, extend, beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;	N
(d)	The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than – (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case;	(ii)N – see officer analysis for full details.
(e)	It would consist of or include – the construction or provision of a verandah, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or	N N
(f)	The dwellinghouse is on article 2 (3) land	N
B.2	Development is permitted by Class B subject to the following conditions –	Y/N
(a)	The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Y
(b)	The enlargement must be constructed so that – (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side – extension (aa) the eaves of the original roof are maintained or reinstated; and	(aa) Y

	(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house; and	(bb) Y – 210mm set-in N (ii)N
(c)	Any window inserted on 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.	(i) Y (ii) Y

The proposed dormer extension is as follows:



Due to its shape with a double pitched roof the dormer extension cannot be worked out following a standard dormer volume calculation and has therefore had to be broken down into two different components in order to work out its volume as below, the main part of the dormer (in red) and the double pitched roof element (in purple):



Main bulk of dormer (In Red)

Height – 2.3m

Length – 5.7m

Depth – 2.7m

Total = 35.3 sq. m divided by 2 = **17.7m³**

Roof area (In Purple)

(Trapezoidal Prism – The formula is $0.5 \times (a + b) \times h \times \text{length}$)

$0.5 \times (2.6 + 5.7) \times 1.4 \times 3$

Total = $8.3 \times 0.5 \times 1.4 =$ **17.4m³**

Note: The above figure of 17.4m³ does not remove the excess triangular area between the two pitched roofs but has worked out the cubic volume of the overall shape of the roof area. This means the actual cubic volume of the roof area will be slightly less than 17.4m³ (i.e. – minus the triangular area)

Overall the total size of both the main bulk of the dormer (in red) and the roof area (in purple) combined would be **35m³**

Therefore, it is clear that even taking into account the slight extra in cubic volume by virtue of the triangular section in between both pitched roofs not being removed, the proposed dormer would be well within the 50m³ limit.

Conclusion

The proposed dormer extension complies with Schedule 2, Part, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. Therefore, planning permission is not required and a Lawful Development Certificate can be granted.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	1st June 2023	Dated:	1st June 2023