

Delegated Report

Prior Approval Extensions Application

Application no:	20231069
Location	18 Dobson Road Gravesend Kent DA12 5TE
Proposal:	Prior approval application for a single storey rear extension with a depth of 5.35 metres, maximum height of 3.25 metres and eaves height of 2.80 metres.
Applicant:	David Attwater
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form
3.3 - Location Plan
3.3 - Site Block Plan Existing
3.4 – Ground Floor Plan Existing
3.5 – Roof Plan Existing
3.6 – North West and South West Elevations Existing
3.7 – South East and North West Elevations Existing
3.8 - Site Block Plan Proposed
3.10 – Roof Plan Proposed
3.11 – North East and South West Elevations Proposed
3.12 – South East and North West Elevations Proposed

Property Type

18 Dobson Road is a semi-detached bungalow.

Material Consideration

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

Relevant Planning History

No relevant history, however the below applications are pending consideration at this time:

- *20231065 - Application for a Lawful Development Certificate in respect of the proposed erection of a outbuilding in the rear garden.*
- *20231122 - Erection of a porch on the side elevation with addition of new steps.*

This does not impact the determination of this application.

Consultations, 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:

- 59 Marling Way
- 57 Marling Way
- 20 Dobson Road
- 16 Dobson Road

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 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
(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	Y
(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
(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 (See paragraph g)
(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 dwellinghouse, or (ii) exceed 4 metres in height;	N
(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
(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
(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 (The conservatory existing is a later addition and does not form an original side elevation)
(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/A
(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
(l)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N
A.2	In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –	Y/N
(a)	it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	N/A
(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 –	Y/N
(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;	Information unavailable
(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
(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

Assessment Note

There is insufficient information to confirm the external materials to be used would be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse as per the requirements of A.3(a). However, as the scheme fails to comply with A.1(d), it would not be conducive to a favourable outcome to obtain the additional information in this instance.

Analysis

Under Class A.1(g) of the Town and Country Planning (General Permitted Development) (GPDO) (England) Order 2015, as amended, a semi-detached single-family dwelling can extend beyond the rear wall by 6 metres in case of a detached property, as long as it does not exceed 4 metres in height and complies with all other relevant parts of the GPDO.

Whilst the scheme would be in compliance with the parameters of A.1 (g), it would fail to comply with A.1(d) in that the eave height would be higher than the eaves on the existing dwellinghouse.

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

Conclusion

The proposed development fails to comply with Class A.1(d) the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, as the eave height would be higher than the eaves on the existing dwellinghouse. As such, the proposed development does not benefit from the provisions of Class A, Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and Planning Permission would be required.

Recommendation: Prior Approval is Refused

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	27th November 2023	Dated:	27 th November 2023