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1st July 2023

Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
Kent DA12 1AU

Dear Sir/Madam

A23250.2 – Genesta Glade, Gravesend
Our reference – A23250.2/230701/GBC/SJB

On behalf of our Clients, Mr and Mrs J. Mee, we confirm the submission online today of a Prior Approval: Additional storeys on a dwellinghouse planning application, Planning Portal reference PP-12261395, for the proposed addition of an enlarged first floor and associated external and internal alterations of the existing property at 1 Genesta Glade Gravesend Kent DA12 4PR, comprising in addition to this covering letter:

- Completed application form,
- 1000 Location Plan,
- 1001 Existing Site Block Plan,
- 1010 Existing Ground Floor Plan,
- 1011 Existing First Floor Plan,
- 1012 Existing Roof Plan,
- 1020 Existing Section AA,
- 1021 Existing Section BB,
- 1030 Existing North Elevation,
- 1031 Existing South Elevation,
- 1032 Existing East Elevation,
- 1033 Existing West Elevation,
- 1050 Adjoining Properties Daylight Assessment, Existing,
- 1201 Proposed Site Block Plan,
- 1210 Proposed Ground Floor Plan,
- 1211 Proposed First Floor Plan,
- 1212 Proposed Roof Plan,
- 1220 Proposed Section AA,
- 1221 Proposed Section BB,
- 1230 Proposed North Elevation,

- 1231 Proposed South Elevation,
- 1232 Proposed East Elevation,
- 1233 Proposed West Elevation, and
- 1250 Adjoining Properties Daylight Assessment, Proposed.

The proposals have been developed wholly in compliance with The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Class AA enlargement criteria and specifically in detail:

Permitted development

AA. *The enlargement of a dwellinghouse consisting of the construction of—*

- a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or – not applicable,*
- b) one additional storey, where the existing dwellinghouse consists of one storey, - compliant,*

immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.

Development not permitted

AA.1. *Development is not permitted by Class AA if—*

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, O, P, PA or Q of Part 3 of this Schedule (changes of use); - compliant,*
- b) the dwellinghouse is located on—*
 - (i) article 2(3) land; or - compliant,*
 - (ii) a site of special scientific interest; - compliant,*
- c) the dwellinghouse was constructed before 1st July 1948 or after 28th October 2018; - compliant,*
- d) the existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise; - compliant,*
- e) following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres; - compliant,*
- f) following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—*
 - (i) 3.5 metres, where the existing dwellinghouse consists of one storey; or - compliant,*
 - (ii) 7 metres, where the existing dwellinghouse consists of more than one storey; - not applicable,*
- g) the dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres —*
 - (i) in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or - not applicable,*

- (iii) *in the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated; - not applicable,*
- h) *the floor to ceiling height of any additional storey, measured internally, would exceed the lower of—*
 - (i) *3 metres; or - compliant,*
 - (ii) *the floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse; - compliant,*
- i) *any additional storey is constructed other than on the principal part of the dwellinghouse; - compliant,*
- j) *the development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or - compliant,*
- k) *the development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations. – compliant,*

Conditions

AA.2.—*(1) Development is permitted by Class AA subject to the conditions set out in sub-paragraphs (2) and (3).*

(2) The conditions in this sub-paragraph are as follows—

- 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; - compliant,*
- b) *the development must not include a window in any wall or roof slope forming a side elevation of the dwelling house; - compliant,*
- c) *the roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and - compliant,*
- d) *following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse. - compliant,*

(3) The conditions in this sub-paragraph are as follows—

- a) *before beginning the development, the developer must apply to the local planning authority for prior approval as to—*
 - (i) *impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light; -- compliant - the proposed development has no detrimental impact on any adjoining premises in respect of overlooking and privacy, and the daylight assessments submitted as part of this application confirm that all the respective internal areas achieve the mandatory, statutory and advisory daylight criteria,*
 - (ii) *the external appearance of the dwellinghouse, including the design and architectural features of—*
 - (aa) *the principal elevation of the dwellinghouse, and - compliant as submitted as part of this application,*

- (bb) *any side elevation of the dwellinghouse that fronts a highway*; - not applicable,
- (iii) *air traffic and defence asset impacts of the development; and* - not applicable,
- (iv) *whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State*; - not applicable,
- b) *before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated*; - noted and it is considered that this requirement should be confirmed as a condition to the grant of prior approval,
- c) *the development must be completed within a period of 3 years starting with the date prior approval is granted*; - noted,
- d) *the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion*; and - noted,
- e) *that notification must be in writing and include—*
 - (i) *the name of the developer*; - noted and as submitted as part of this application,
 - (ii) *the address of the dwellinghouse; and* - noted and as submitted as part of this application,
 - (iii) *the date of completion.* – noted,

Procedure for applications for prior approval

AA.3.— (1) *The following sub-paragraphs apply where an application to the local planning authority for prior approval is required by paragraph AA.2(3)(a)*

(2) *The application must be accompanied by—*

- (a) *a written description of the proposed development, including details of any works proposed*; - submitted as part of this application,
- (b) *a plan which is drawn to an identified scale and shows the direction of North, indicating the site and showing the proposed development*; and - submitted as part of this application,
- (c) *a plan which is drawn to an identified scale and shows—*
 - (i) *the existing and proposed elevations of the dwellinghouse, and* - submitted as part of this application,
 - (ii) *the position and dimensions of the proposed windows.* - submitted as part of this application,

together with any fee required to be paid. - noted and to be paid by the applicant.

(3) *The local planning authority may refuse an application where, in its opinion—*

- (a) *the proposed development does not comply with, or*

(b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,

any conditions, limitations or restrictions specified in paragraphs AA.1 and AA.2. – noted,

(4) Sub-paragraphs (5) to (8) do not apply where a local planning authority refuses an application under sub-paragraph (3); and for the purposes of section 78 (appeals) of the Act, such a refusal is to be treated as a refusal of an application for approval. – noted,

(5) The local planning authority must notify each adjoining owner or occupier about the proposed development by serving on them a notice which—

(a) describes the proposed development, including the maximum height of the proposed additional storeys; - noted and submitted as part of this application,

(b) provides the address of the proposed development; and – noted and submitted as part of this application,

(c) specifies the date, which must not be less than 21 days from the date the notice is given, by which representations are to be received by the local planning authority. - noted,

(6) Where the application relates to prior approval as to the impact on air traffic or defence assets, the local planning authority must consult any relevant operators of aerodromes, technical sites or defence assets and where appropriate the Civil Aviation Authority and the Secretary of State for Defence.- not applicable,

(7) Where an aerodrome, technical site or defence asset is identified on a safeguarding map provided to the local planning authority, the local planning authority must not grant prior approval contrary to the advice of the operator of the aerodrome, technical site or defence asset, the Civil Aviation Authority or the Secretary of State for Defence. - not applicable,

(8) Where the application relates to prior approval as to the impact on protected views, the local planning authority must consult Historic England, the Mayor of London and any local planning authorities identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State. - not applicable,

(9) The local planning authority must notify the consultees referred to in sub-paragraphs (6) and (8) specifying the date by which they must respond, being not less than 21 days from the date the notice is given. - not applicable,

(10) When computing the number of days in sub-paragraphs (5)(c) and (9), any day which is a public holiday must be disregarded. - not applicable,

(11) The local planning authority may require the developer to submit such information as the authority may reasonably require in order to determine the application, which may include—

(a) assessments of impacts or risks; - the proposed development does not give rise to any respective impacts or risks other than those assessed as part of this application,

(b) statements setting out how impacts or risks are to be mitigated, having regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in July 2021;

and - as noted, the proposed development does not give rise to any respective impacts or risks other than those assessed as part of this application,

(c) details of proposed building or other operations. - noted and it is considered that this requirement should be confirmed as a condition to the grant of prior approval,

(12) The local planning authority must, when determining an application—

(a) take into account any representations made to them as a result of any notice given under sub-paragraph (5) and any consultation under sub-paragraph (6) or (8); and - noted,

(b) have regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in July 2021, so far as relevant to the subject matter of the prior approval, as if the application were a planning application.. - noted,

(13) The development must not begin before the receipt by the applicant from the local planning authority of a written notice giving their prior approval. - noted,

(14) The development must be carried out in accordance with the details approved by the local planning authority.. - noted,

(15) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval.. - noted.

In summary, and as prescribed on the Planning Portal, building an additional storey is considered to be permitted development, not requiring planning permission, subject to the following limits and conditions, and an application for the Local Authority's prior approval, given that:

The current house:

- Is not a building containing one or more flats, or a flat contained within such a building,
- Was constructed between 1 July 1948 and 28 October 2018,
- Has not already had additional storeys added to it,
- Is not on Article 2(3) land or a site of special scientific interest, and
- Was not changed to be used as a house (from a previous non-residential use) under permitted development rights.

And that the proposed development fully complies with the following respective limitations:

- Number of additional storeys:
 - One storey added to a single storey house,
- Height increases:
 - The house does not exceed 18 metres in total height,
 - The added storey does not add more than 3.5 metres to the total height, and
 - If not detached (e.g. terrace or semi) the total height cannot be more than 3.5 metres higher than the next highest building that the house is attached to, adjoins, or is in the same row as – not applicable.
- The additional storey is constructed on the principal part, ie the main part excluding any front, side or rear extension of a lower height, of the house,

- The additional storey does not exceed 3 metres in height or the height of any existing storey in the principal part of the house (measured internally from floor to ceiling),
- Engineering operations only include works within the existing curtilage of the house to strengthen existing walls and foundations,
- The materials used are of a similar appearance to those used in the construction of the exterior of the current house, and
- Windows are not placed in any wall or roof slope forming a side elevation of the house.

Should there be any queries or concerns with any aspect of this application, we would be pleased to review the proposed development with yourselves in order to achieve an agreed and acceptable proposal prior to determination.

The respective application fee of £96 and the Planning Portal service charge of £64, both including VAT, will be paid separately and directly by the applicant.

We would be pleased to receive the following from you:

- Confirmation of receipt of this application, its validity, registration and that no further information is required,
- A receipt for the application fee,
- Confirmation of the timescale for the determination of this application.

We look forward to your acknowledgement of receipt of this application at your earliest convenience.

Yours faithfully



Steve Baker
BA(Arch)(Hons) B.Arch(Hons)(Reilly) ARB RIBA

Principal

For and on behalf of Steve Baker Architect

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cc – Mr and Mrs J. Mee

Enc

Our reference: A23250.2/230701/GBC/SJB