

**Evidence to verify certificate of lawfulness application:
Tanners Grange, Tanners Hill, Shorne, DA12V3EN**

In regards to the Planning Portal's the enlargement, improvement or other alteration of a dwelling house. - Class A:

Two-storey rear extension (Extensions of more than one storey) An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.

1. On designated land extensions of more than one storey are not permitted development. * Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.
 - Tanners Grange, Tanners Hill is not on designated land or in a conservation area.
2. Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house. The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so. * Sheds and other outbuildings must be included when calculating the above 50% limit.
 - Tanners Grange, Tanners Hill extension and other buildings will not exceed 50% of the total area of land around the original house.
3. Maximum eaves and ridge height of extension no higher than existing house. If extension is within two metres of a boundary maximum eaves height should be no higher than three metres to be permitted development.
 - The maximum eaves and ridge height of extension will be no higher than existing house. The extension is more than two meters from the boundary.
4. Extensions of more than one storey must not extend beyond the rear wall of original house by more than three metres or be within seven metres of any boundary opposite the rear wall of the house.
 - The extension will not extend beyond the rear wall of original house by more than three metres or be within seven metres of any boundary opposite the rear wall of the house.
5. Roof pitch of the extensions higher than one storey to match that of the existing house, as far as is practicable.
 - The roof pitch of the extension will match that of the existing house.
6. Materials used in exterior work to be similar in appearance to those of the exterior of the existing house.
 - The materials used in exterior work will be similar in appearance to those of the exterior of the existing house.
7. Any upper-floor window in a wall or roof slope in a side elevation must be obscure-glazed and non-opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed.
 - The upper-floor window in a wall or roof slope in a side elevation will be obscure-glazed and with an opening more than 1.7 metres above the floor of the room in which it is installed.
8. No balconies or verandas are permitted development

- There are no balconies or verandas on the proposed extension.

Gravesham Borough Council