



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20220358
Location	2E Landseer Avenue Northfleet Gravesend Kent
Proposal:	Application for a Lawful Development Certificate in respect of the proposed loft conversion with rear dormer and front skylights
Applicant:	Mr Manjit Singh Randhawa
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form

Supplementary Information – Planning Statement

OS Plan

Drawing Number – N.A/2ELA/101A – Floor Plans – Existing and Proposed

Drawing Number – N.A/2ELA/102A – Ground Floor Plan – Existing and Proposed

Drawing Number – N.A/2ELA/105A – Section Plans

Drawing Number – N.A/2ELA/104A – Side Elevations – Existing and Proposed

Drawing Number – N.A/2ELA/103A – Front, Rear and Roof Elevations – Existing & Proposed

Property Type

The property comprises a two storey detached dwelling.

Material Consideration

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

Relevant Planning History

Application No	Description	Status	Decision
20160015	Application for a Lawful Development Certificate for the proposed erection of a single storey rear extension to provide a living area.	Granted	25.01.2016
20040005	Erection of a front porch.	Permitted	18.02.2004
19980057	Erection of 3 no two storey dwellings in substitution of the dwellings previously approved by	Permitted	24.03.1998

planning permission ref no.
GR/96/838 on plots 1, 3 and 5.

19960838	Erection of 61no. dwellings comprising of 18 no. two bedroom houses, 18 no. three bedroom houses and 25 no. four bedroom houses with associated garaging and parking spaces and formation and laying out of roads and 4 no. open space areas. Planning	Permitted	30.09.1997
19870602	Outline application for residential development	Permitted	16.02.1988

Officer Assessment

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Conservation Area)	N
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	N

This property has its full permitted development rights regarding Schedule 2, Part 1, Classes B and C, Schedule 2 of the GDPO.

The original outline planning application for the new estate (19960838) removed permitted development rights. However, the subsequent application (19980057) was implemented which did not remove permitted development rights.

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

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;	N/A N 32.78m

(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 (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	Y 0.4m 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.	N/A N/A

Class C - Any other alteration to the roof of a dwellinghouse.

C.1	Development is not permitted by Class C if -	Y/N
(a)	permission to use the dwelling 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)	the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;	N
(c)	it would result in the highest part of the alteration being higher than the highest part of the original roof;	N
(d)	it would consist of or include – (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	N

	(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	N
C.2	Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be- (a) obscure-glazed; and (b) 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.	N/A N/A

Conclusion

The proposed alterations comply with Schedule 2, Part 1, Classes B and C 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

	Name/Signature	Date
Planning Officer	<i>N. Goodbody</i>	25.04.2022
Principal Planner/ Manager	Richard Hart / <i>R Hart</i>	25 th April 2022