

Planning Statement

Kendelrene, Rhododendron Avenue,
Meopham, Kent, DA13 0TT

Application for prior approval for a larger
home rear extension



RTPI

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1 Introduction

- 1.1 This Planning Statement has been submitted in support of an application for the following development at Kendelrene, Rhododendron Avenue, Meopham, Kent, DA13 0TT (hereafter referred to as 'the Site'):

Application for prior approval for a larger home rear extension

- 1.2 The proposed development affects the following Land Registry title(s):

Title Number	Description	Owner
K456676	<u>LAND AND BUILDINGS ON THE EAST SIDE OF RHODODENDRON AVENUE, MEOPHAM, GRAVESEND</u>	The Applicant

- 1.3 The application is accompanied by the following plans and documents:

4475 – PL01 – Site Location Plan and Existing Block Plan
4475 – PL02 – Existing Floor and Roof Plans
4475 – PL03 – Existing Elevations
4475 – PL04 – Proposed Block Plan
4475 – PL05 – Proposed Floor and Roof Plans
4475 – PL06 – Proposed Elevations
4475.ON – Planning Statement

2 Site Context

- 2.1 The Site consists of a small, detached chalet that is situated on the east side of Rhododendron Avenue on an extensive parcel of land amongst other detached residential dwellings and occupies a total of approximately 0.18ha.
- 2.2 The chalet, which has a footprint of 21m², comprises 1 small bedroom, a kitchen and a living room and is approximately 1.5 storeys tall.
- 2.3 Despite being dilapidated, the principal elevation of the dwelling comprises two large windows (that appear to be knocked through), a white front door, and is constructed from a brick material.
- 2.4 Also on the Site is a small domestic outbuilding which is not apparent on the originally approved plans and is constructed from a similar or the same material as the main chalet.
- 2.5 As it exists, the Site is extremely overgrown with bushes and trees dominating the area and the chalet itself.
- 2.6 In a wider context, the site forms part of a predominantly residential area of Meopham comprising a range of dwellings that vary in size and style, which is evident along Rhododendron Avenue.
- 2.7 This Site is the subject of the following planning constraints and characteristics:
- Metropolitan Green Belt
 - Harvel Wooded Down Landscape Character Area
 - Flood Zone 1

3 Relevant History

3.1 The following is considered to be the relevant planning history for the Site

Erection of a weekend and holiday chalet to replace the existing one to be demolished

TH/6/59/197 | Status: Approved with conditions

[Outline application for the erection of detached 3-bedroom replacement dwelling with rooms in basement and roof space.](#)

20020385 | Status: Refused on the basis it is contrary to Green Belt policy and the open rural qualities of the area

4 Proposed Development

4.1 The application entails the following elements:

- Single-storey rear extension to provide a kitchen and a dining/lounge area
- To be 8m deep, 4m wide, and 2.8m tall
- To include internal reconfiguration
- Brickwork to be matched to the existing dwelling
- Windows to match existing
- Proposed window on the south elevation to be obscure-glazed.
- To include bi-folding doors on the east elevation

5 Compliance with PD legislation

Development Not Permitted

5.1 Paragraph A.1 sets out exceptions to when this Permitted Development Right would not apply:

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA, or Q of Part 3 of this Schedule (changes of use) - **this is not the case;**
- 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) - **this will not be the case**
- 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 – **this will not be the case;**
- 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 – **this will not be the case;**
- 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– **This will not be the case;**
- 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 – **The proposed extension is to be assessed under (g)**
- g) for a dwellinghouse not on article 2(3) land nor on a site of specific 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 – **this will not be the case.**

- 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 opposite the rear wall of the dwellinghouse – **this will not be the case.**
- 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 – **this will not be the case**
- 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 dwellinghouse – **this is not relevant to this proposal.**
- (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) – **this will not be the case**
- 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– **This will not be the case.**
- l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) – **this is not the case.**

5.2 Paragraph A.2 relates to article 2(3) land only and is not relevant to this particular submission.

- 5.3 Under paragraph A.3, development permitted by Class A is subject to the following conditions:
- 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 – **This will be the case as is confirmed in the materials schedule included on the plans. The proposed windows and door openings, as well as the roof and walls, will be matched to the existing.**
 - b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be: (i) obscure-glazed; (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 – **the proposal is single storey so this will not be the case**
 - 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 – **the enlarged part of the dwelling does not have more than a single storey so is not relevant**
- 5.4 Under paragraph A.4, the legislation confirms that before beginning a development that exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g), the developer must apply to the LPA for prior approval, providing the following information.
- (a) A written description of the proposed development, including
 - (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;
 - (ii) the maximum height of the enlarged part of the dwellinghouse; and
 - (iii) the height of the eaves of the enlarged part of the dwelling house

- **This is included in section 4 above as part of the proposed development**
 - (b) a plan indicating the site and showing the proposed development; - **plans reflecting these requirements have been supplied with the submission**
 - (c) The addresses of any adjoining premises – **The following adjoin the subject site**
 - Tall Trees, Rhododendron Avenue, Meopham, Gravesend, DA13 0TT
 - Oakley Dene Lodge, Whitepost Lane, Meopham, Gravesend, DA13 0TZ
 - Garwood, Whitepost Lane, Meopham, Gravesend, DA13 0TZ

- **Grangewood Cottage, Whitepost Lane, Meopham, Gravesend, DA13 0TZ**
- **Silver Birch Farm, Whitepost Lane, Meopham, Gravesend, DA13 0TZ**

(d) The developer's contact address – **15-17 Middle Street, Brighton, East Sussex, BN1 1AL**

(e) The developer's email address if the developer is to receive communication electronically – **sonny@cadguys.co.uk**

5.5 Under paragraph A.4, the LPA is required to consult neighbouring properties, and only if objections are received, then the prior approval of the LPA is required as to the impact of the proposed development on the amenity of any adjoining properties. In this case, the Applicant states that the proposed development would be an adequate distance from the shared boundary with the nearest adjoining property. Being single-storey and to the rear, the extension is unlikely to harm this or any other residential property.

6 Conclusions

- 6.1 Sufficient information has been provided to support the application: application form, site location plan, proposed floor plans, and proposed block plan conform with paragraph A.4, Class A, Part 1, Schedule 2 of the GDPO. The documents demonstrate that the proposed extension will have dimensions that are all within the parameters specified under Class A.
- 6.2 As such, the Council is respectfully requested to confirm that Prior Approval is either not required or is given.