

The proposal, by virtue of the external dimensions and siting, would fall within all of the limitations of the permitted development rights of Schedule 2, Part 1, Classes A of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Whilst the single storey rear extension would be of a significant depth (7.1 metres), it is not considered to be excessive in the context of typical permitted development tolerances for the depth and height of ‘larger rear extensions’.

The proposal is clearly of a large scale, a different roof design, and though only single storey, is not especially subservient to the host building. However, it is located to the rear of the existing dwelling and not visible from public vantage points, is not untypical of the form of larger rear extension which have been authorised under Permitted Development rights in recent years, and as such the impact on the character and appearance of existing dwelling and the surrounding area is not considered to be objectionable.

As such, the proposal complies with Policy CS19 (LPCS) 2014 and as well as the Section 12 of the NPPF (2019).

Amenity of Future Occupiers

The proposed extension would form a Dining/Kitchen room 35.50 sq. metres which is in accordance with the nationally described space standard (2015).

The dwelling would retain sufficient garden size which would comply with SPG 2 - Residential Layout Guidelines (1996) for a four bedroom dwelling.

The application is considered to safeguard the amenity of future occupiers in terms of privacy and overshadowing and is in accordance with Policy CS19 (LPCS) 2014.

Proposed extension geometry check

Note:

Permitted development rights (PDRs) are rights to make certain changes to a building without the need to apply for planning permission. They derive from a general planning permission granted by Parliament, rather than from permission granted by the local planning authority (LPA)

Check the limits and restrictions as set in The Town and Country Planning (General Permitted Development) (England) Order 2015, Part 1, Schedule 2, Class A

A1

a) Change of use is not applicable.

b) Proposed area of extension is **35.5m²**, which is less than 50% of total area (**375m²**) of the curtilage.

c) The height of the Proposed extension does not exceed the height of the highest part of the roof of the existing dwellinghouse;

d) The height of the eaves of the Proposed extension does not exceed the height of the eaves of the existing dwellinghouse;

e) The Proposed extension does not extend beyond a the walls of the principal elevation or/and fronts a highway and forms a side elevation

f) (N/A - Go to cl. "g") The Proposed extension is a single storey and not on "designated land". Extension depth 4.0m < 4.0m, detached house 3.0m as per all other houses. Max height 4.0m < 4.0m

g) The Proposed extension is a single storey and not on "designated land". Extension depth **7.1m** < 8.0m (Passed), detached house. Max height **3.0m** < 4.0m (Passed) (Designated land (Article 2(3)) includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.)

h) If The Proposed extension have more than a single storey, then

(i) Maximum extension depth is limited to 3 metres, and

(ii) Within 7 metres of any boundary of the curtilage opposite the rear wall of the extension;

i) If The Proposed extension within 2 metres of the boundary of the curtilage of the dwellinghouse, then the height of the eaves of the enlarged part will not exceed 3 metres (Passed);

j) If The Proposed extension extend beyond a wall forming a side elevation, then

(i) Height is limited to 4 metres

(ii) The Proposed side extension limited to single storey, or

(iii) The Proposed side extension width is limited to the half the width of the original dwellinghouse;

(k) The Proposed side extension

(i) Have no provision of the construction or provision of a verandah, balcony or raised platform,

(ii) Have no provision of the installation, alteration or replacement of a microwave antenna,

(iii) Have no provision of the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) Have no provision of an alteration to any part of the roof of the dwellinghouse.

A.2

Designated land (Article 2(3)) is not applicable.

A.3

a) The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

b) Any upper - floor window located in a wall or roof slope forming a side elevation of the dwellinghouse will...

i) ...have obscure-glazing, and

ii) ...be 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

c) If The Proposed extension have more than a single storey, then the roof pitch of the Proposed extension will be, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

A.4 Additional conditions for A.1(g).

2) Additional information have been provided to the local planning authority:

a) a written description of the proposed development including:

i) The proposed extension depth;

ii) The proposed extension maximum height;

iii) The proposed extension the height of the eaves;

b) Existing and Proposed Site / Block plan;

c) The addresses of any adjoining premises;

d) The developer’s / Applicant contact address; and

e) The developer’s / Applicant email address if the developer is content to receive communications electronically.

(3 to 15) The local planning authority part...

Rev	Date	Description	Client	Project	Address	Drwg. title	Scale @	A1	1:5	A3	1:10	Job No.	Drawing No.	Rev
-	-	-	Mustapha C.	Single storey rear extension	36, Malvina Avenue, Gravesend, Kent, DA12 5AP	The proposal, by virtue of the external dimensions and siting, would fall within all of the limitations of the permitted development rights	Drawn by	IS				D000325	A-12	00
-	-	-					Checked by	AS				Status of drawing		Design Stage
-	-	-					Date	12/11/21				Planning Application		3