

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20230460
Location	67 Barr Road Gravesend Kent DA12 4DU
Proposal:	Application for a Lawful Development Certificate in respect of the proposed loft conversion with hip to gable roof extension to side elevation, dormer window to rear elevation & 2 No rooflight windows to front elevation.
Applicant:	Ms Lorna Vaughan
Site Visit	N/A Desktop Assessment

Plans & Documents

Application form;
 Drawing no. 1447-01 – Floor Plans Existing;
 Drawing no. 1447-02 – Elevations Existing;
 Drawing no. 1447-03 – Elevations Proposed
 Drawing no. 1447-08 – Site Location Plan Existing;
 Drawing no. 1447-04 – Ground & First Floor Plans Proposed;
 Drawing no. 1447-05 – Loft Floor Plan Proposed; and
 Drawing no. 1447-09 – Block Plan As Proposed.

Property Type

The property comprises an end of terraced dwelling.

Material Consideration

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

Relevant Planning History

None.

Officer Assessment

Permitted Developments Rights Restrictions

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

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

1. Original Roof Volume (m ³)	N/A
2. Existing Roof Extensions (m ³)	N/A
Remaining Roof Volume (m ³)	N/A – No previous roof works have been undertaken. 40m ³ volume remains.

In respect of the proposed hip to gable roof extension and rear dormer Class B is applicable:

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;	(i) N – would be a 36.37 cubic metre increase overall from the dormer and hip to gable extensions.
(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 (this is stated on the application form)
(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	(aa) Y (bb) Y (will be at least

	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	20cm set in) (iii) 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.	(i) Y (ii) Y

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

In respect of the proposed rooflights Class C is applicable:

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 - the two rooflights would project 0.05m (50mm)
(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 (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	(i) N (ii) 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

Conclusion

The proposed hip to gable roof extension, rear dormer extension and rooflights to the front elevation would comply with the parameters set out in Classes B & C of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. As such planning permission would not be required and a lawful development certificate can be granted.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	27 June 2023	Dated:	27 June 2023