

SUPPORTING STATEMENT

Property: 13 Ascot Road, Gravesend, DA12 5AL

This statement accompanies a revised Prior Approval application following refusal of application 20260440.

The previous refusal was based on two matters: the interpretation of eaves height and whether the proposal extends beyond a side elevation of the original dwellinghouse. The applicant respectfully requests that the proposal be reconsidered in light of the following information.

1. Eaves Height

The Officer's Report concludes that the proposed extension exceeds the eaves height limitation because the junction between the proposed flat roof and pitched roof has been treated as an eaves point.

The Government's Technical Guidance for Permitted Development for Householders states that eaves height should be measured to the point where the lowest point of a roof slope, or a flat roof, meets the outside wall.

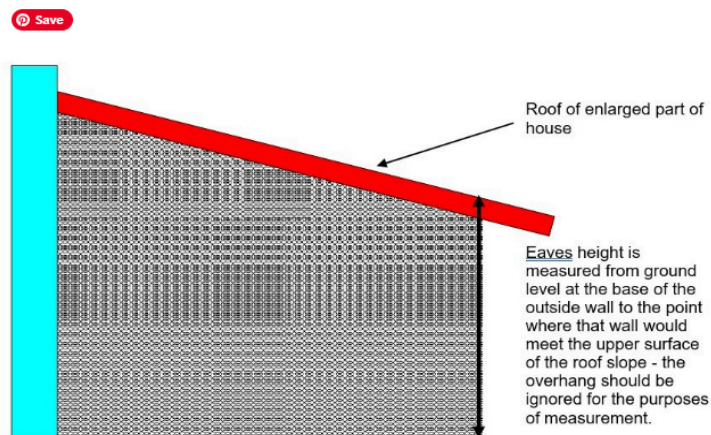
The applicant considers that the roof junction identified in the Officer's Report does not represent the point where the roof meets an external wall and therefore should not be treated as an eaves point for the purposes of Class A. A copy of the relevant Government guidance is attached below.

(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

For the purpose of measuring height, the eaves of a house are the point where the lowest point of a roof slope, or a flat roof, meets the outside wall.

The height of the eaves will be measured from the ground level at the base of the external wall of the extension to the point where the external wall would meet (if projected upwards) the upper surface of the roof slope. Parapet walls and overhanging parts of eaves should not be included in any calculation of eaves height.

The following example shows the side view of an extension with a pitched roof:



It is therefore considered that the proposal complies with the eaves height requirements of the GPDO.

2. Original Dwellinghouse

The second reason for refusal states that the proposal extends beyond a wall forming a side elevation of the original dwellinghouse and exceeds half the width of the original dwelling.

Historic Ordnance Survey mapping attached below indicates that the existing rear projection was not part of the original dwellinghouse and appears to have been added after the original terrace was constructed.



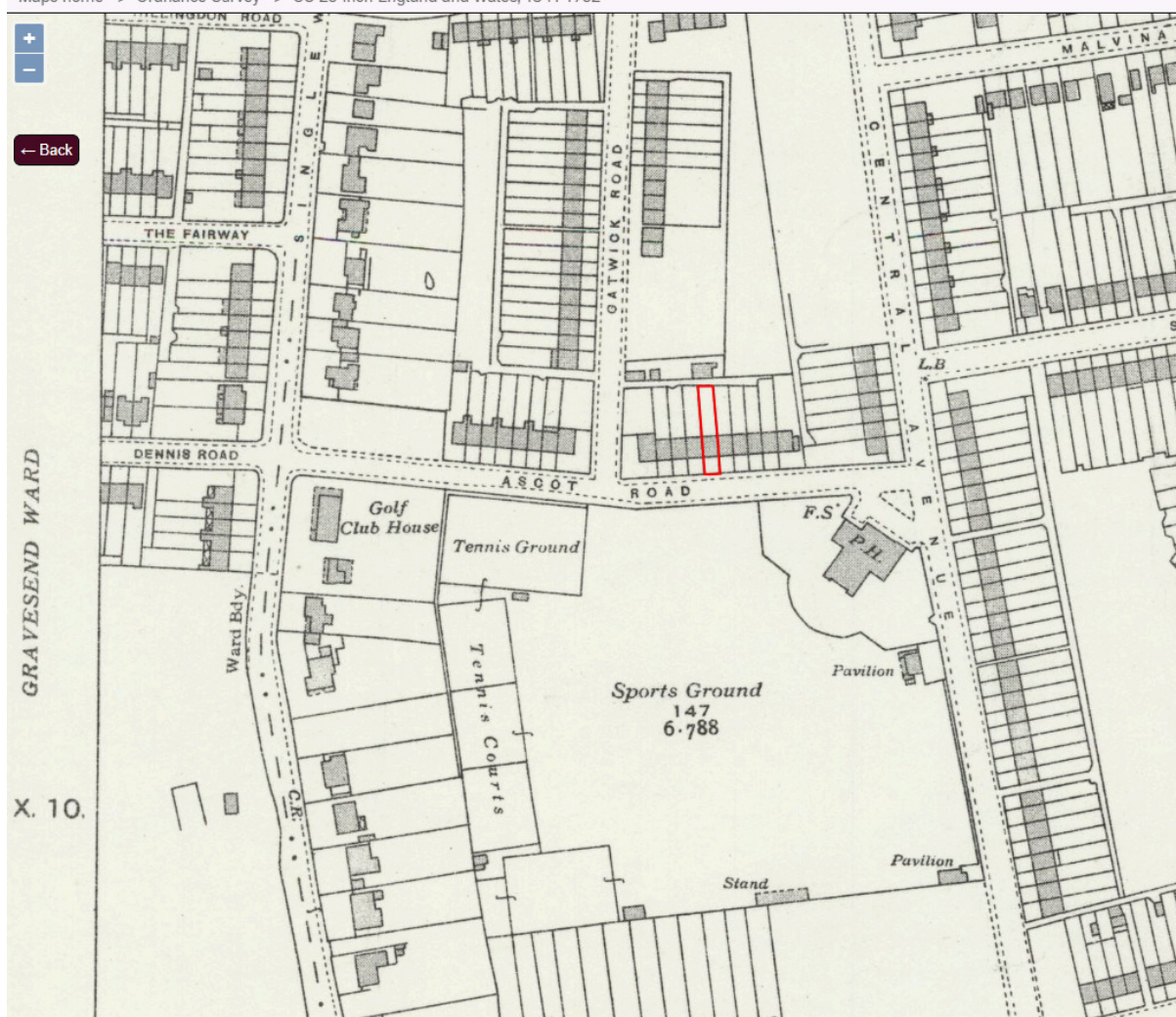
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Revised: 1936 to 1937, Published: 1938

Size: map 64.4 cm x 96.6 cm (25.344 x 38.016 inches), on sheet ca. 76 x 104 cm (ca. 30 x 41 inches)

[Maps home](#) > [Ordnance Survey](#) > [OS 25 inch England and Wales, 1841-1952](#)



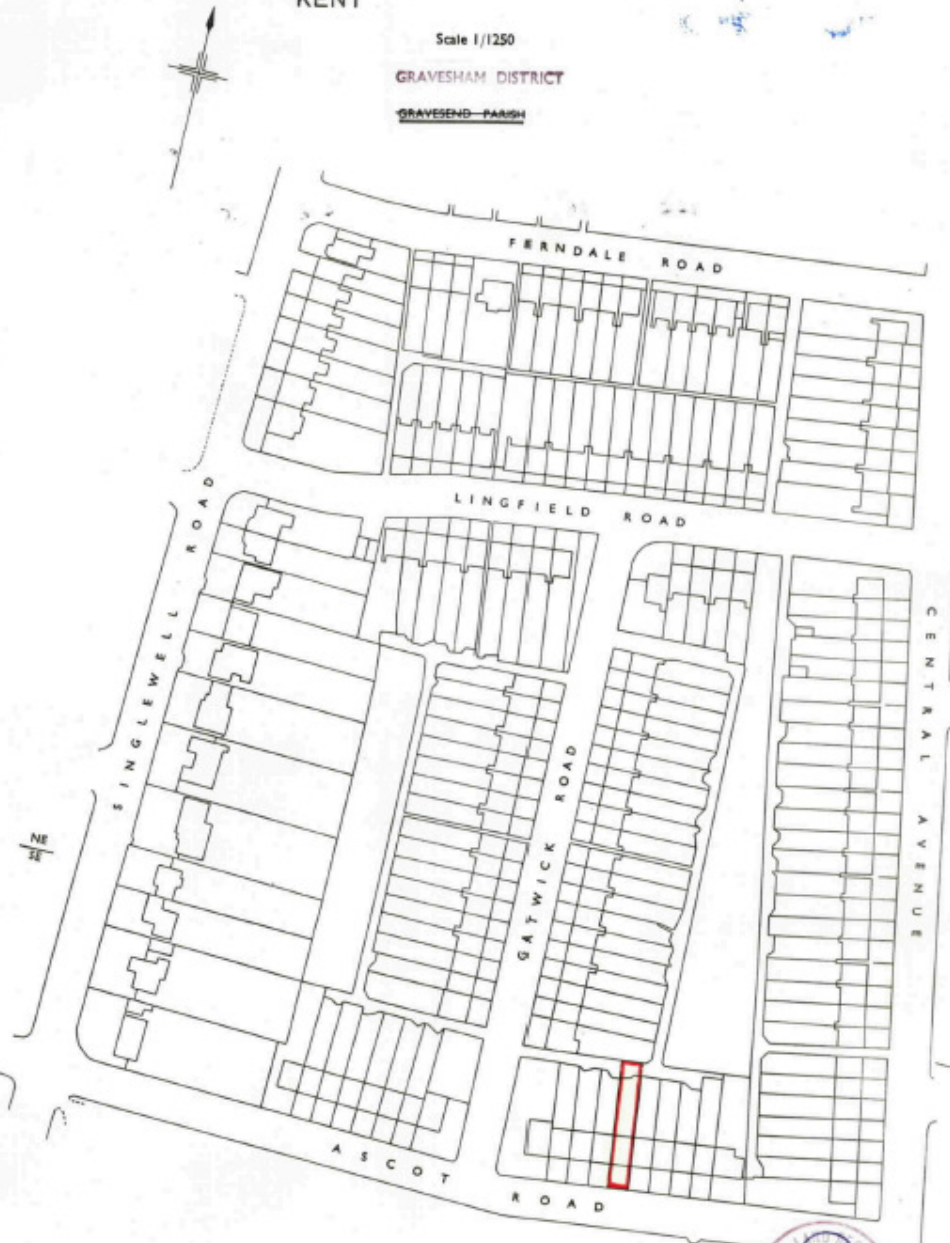
H. M. LAND REGISTRY

NATIONAL GRID PLAN TQ 64-72 SECTION K
KENT

Scale 1/1250

GRAVESHAM DISTRICT

GRAVESEND PARISH



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As the GPDO refers specifically to the "original dwellinghouse", the applicant considers that the side wall of this later addition should not be used when assessing whether the proposal extends beyond a side elevation of the original dwellinghouse.

In addition, the proposal involves demolition of the existing rear projection and construction of a replacement extension from a straightened rear wall line, thereby removing the existing projection from the final form of the building.

Conclusion

The applicant respectfully considers that the proposal complies with the requirements of Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

It is therefore requested that the application be reassessed having regard to the Government's guidance on eaves height measurement and the historic evidence demonstrating that the existing rear projection was not part of the original dwellinghouse.