



Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20250773
Location	Orchard House, Thong Lane Shorne Gravesend
Proposal:	Application for a Proposed Lawful Development Certificate: erection of a single storey rear extension.
Applicant:	Mr & Mrs T Jandoo
Site Visit	N/A Desktop Assessment

Plans & Documents

Application form
Planning, Design and Access Statement
Drawing no. 25/468/03.2 (existing site location plans)
Drawing no. 25/468/01 rev A (existing plans)
Drawing no. 25/468/02.3 rev B (proposed plans)

Property Type

The property comprises a detached house built around the 1960s located within the Green Belt and Thong Conservation Area.

Material Consideration

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

Relevant Planning History

20250806	Erection of a single storey extension to garage and erection of a first floor extension over the garage.	Pending Consideration	
19800630	Erection of an extension at first floor level to form a bedroom and bathroom	Permitted	23.12.1980

Consultations

As this is an application for a lawful development certificate the consideration is only whether planning permission is required for the development or not. For this reason consultations are not undertaken. Nevertheless, a letter of representation has been received from Shorne Parish Council as written below:

Previous application ref 20250416 is noted, on which the Parish Council submitted comments, but the application was withdrawn by the applicant before determination.

However the similar application Ref 20250806 has been submitted subsequently, and should be considered together with this application as both could be implemented.

The existing property has 3 bedrooms and is of modest size for the size of the plot it occupies. The site is located in Thong Conservation Area with listed/heritage buildings on 3 sides, where it stands out presently as being of incongruously modern design.

The Parish Council has no objection to this present proposal, which enlarges the property at the rear only, in a compatible manner.

Brickwork/rendering: The proposal is to match the existing brickwork but if any rendering should be considered needed, this should be white/off-white.

Withdrawal of Permitted Development Rights: In view of the overall size of the total proposed extensions to the building, and the forthcoming Lower Thames Crossing landscaping to the rear, we request that PDR's should be withdrawn for this site.

Officer Assessment

Permitted Developments Rights Restrictions

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

Class A - The enlargement, improvement or other alteration of a dwellinghouse

A.1	Development is not permitted by Class A if –	Y/N
(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue	N

	of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use)	
(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)	N
(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	N
(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	N
(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	N
(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	N
(g)	for a dwellinghouse not on article 2(3) land nor on a site of special 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;	N/A
(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 being enlarged which is opposite the rear wall of that dwellinghouse;	N
(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	N
(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 dwelling; or	N
(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);	N

(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	N
(l)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N
A.2	In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –	Y/N
(a)	it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	N
(b)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	N
(c)	the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.	N
(d)	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 (b) and (c).	N
A.3	Development is permitted by Class A subject to the following conditions –	Y/N
(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;	Y
(b)	any upper-floor window located in 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; and	N/A
(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.	N/A

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
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Signed:		Signed:	<i>R Hart</i>
Dated:	23rd September 2025	Dated:	24th September 2025