

Delegated Report

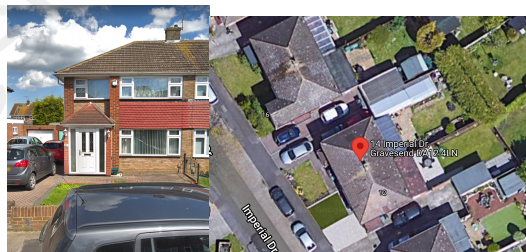
Application no:	20211353
Location	14 Imperial Drive, Gravesend DA12 4LN
Proposal:	Single storey rear extension with a depth of 4.40 metres, maximum height of 2.90 metres and eaves height of 2.45 metres.
Applicant:	Mrs Brooke Cook
Site Inspection?	Desktop Assessment

Plans & Documents

- Application Form Received 27/10/2021;
- Drawing No: 21/05/07A (Existing Plans & Elevations) Received 27/10/2021;
- Drawing No: 21/05/07A (Proposed Floor Plans) Received 27/10/2021;
- Drawing No: 21/05/07A (Existing & Proposed Elevations) Received 27/10/2021;
- Existing Block Plans Received 27/10/2021;
- Proposed Block Plan Received 27/10/2021;
- Site Location Map Received 27/10/2021.

Property Type

Semi Detached House



Relevant Planning History

No relevant planning history.

Development Plan

Due to the nature of this application, the adopted plan and national planning policies are not relevant since it relates to whether the proposed single storey extension requires prior approval.

Planning Legislation

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

Consultation, Publicity and Representations

In accordance with the amendments in relation to home extensions under paragraph A.4 (5) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the following adjoining neighbouring properties were notified of this application;

- 326 Thong Lane Gravesend Kent DA12 4LQ
- 12 Imperial Drive Gravesend Kent DA12 4LN
- 16 Imperial Drive Gravesend Kent DA12 4LN

The expiry date for comments was 23rd November 2021 and one objection was received.

The main points raised in the objection were:

- Broken up asbestos sheeting
- Impact of works on an adjoining occupiers garage

Officer Assessment

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Listed Building Conservation Area)	N
Article 4 Direction	N
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 of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use)	N
(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	N – 2.9M

	altered would exceed the height of the highest part of the roof of the existing dwellinghouse	max height
(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 – 2.45m max height
(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 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	Y – 4.4m but permitted under Class g N – Max 2.9m
(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 – 4.4m Semi Detached House N – 2.9m
(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 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	N N N

	(iii) have a width greater than half the width of the original dwelling; or	
(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 subparagraphs (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 N N N
A.2	In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –	
(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/A
(b)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	N/A
(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/A
(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 subparagraphs (b) and (c).	N/A
A.3	Development is permitted by Class A 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;	Y- Materials to match confirmed in email from agent

(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 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

Analysis

Under Schedule 2, Part 1, Class A.1 (g) of the Town and Country Planning (General Permitted Development) (GDPO) (England) Order 2015, as amended, a single storey family dwelling can extend beyond the rear wall by 6 metres in the case of a semidetached property, as long as it does not exceed 4 metres in height.

As per Schedule 2, Part 1, Class A.4 (2), the development has provided sufficient information to support the application.

The submitted information demonstrates that the extension will have a flat roof with a maximum height of 2.9 metres and a depth of 4.4 metres; all within the parameters specified under Class A.

The adjoining properties were consulted in accordance with paragraph A.4 (5) and three representations were received. Under Class A.4 (7) of the GPDO the impact on neighbours' amenity requires investigation; the material planning concerns raised are set out in the Consultations, Publicity and Representations section above.

Below the neighbouring objections are addressed:

- Broken up asbestos sheeting
- Impact of works on an adjoining occupiers garage

The demolition of the garage does not form part of this proposal as this application relates to the erection of a single storey rear extension. It is noted that the garage has been part demolished which is effectively permitted development in most cases. Any issues relating to loose building materials or damage to party walls is not considered to be a materials planning matter which can be addressed as part of this proposal and therefore this would constitute a civil matter which would need to be addressed outside the remit of planning.

The proposal is not considered to impact light outlook or privacy of any of the adjoining occupiers. There are no windows proposed in the flank elevation facing the adjoining

property known as No.12 Imperial Drive. The window facing the property known as No.16 Imperial Drive will be obscure Glazed and will serve a w.c and so there are no concerns relating to privacy. Due to the distance of the extension it is not considered to impact No.16 and given the modest height and increase in projection it is not considered to detrimentally impact the adjoining property known as No.14, also this property has a 2.8m rear extension in place already.

Due to the distance between no.14 and 326 Thong Lane the proposal will not affect the amenity of this property and so there are no concerns in this regard.

It is considered that the details and documents provided with the application are sufficient and no further information is required under A.4 (8) to determine the proposed development.

Conclusion

The proposed development complies with **THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED**, and it is considered **PRIOR APPROVAL IS REQUIRED AND APPROVED**.

Informatives are recommended relating to the extent of this prior approval, the development to accord with the information provided and requirement to comply with Building Regulations and works of construction etc.

Recommendation: PRIOR APPROVAL IS REQUIRED AND APPROVED		
	Name/Signature	Date
Planning Officer		23/11/2021
Team Leader		24 November 2021