

# Delegated Report

## Lawful Development Certificate (Proposed)

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| <b>Application no:</b> | 20231178                                                                                                                             |
| <b>Location</b>        | 25 Henley Deane Northfleet Gravesend Kent                                                                                            |
| <b>Proposal:</b>       | Application for a Lawful Development Certificate for a proposed single storey rear extension and a loft conversion with rear dormer. |
| <b>Applicant:</b>      | Mr S Onolaja                                                                                                                         |
| <b>Site Visit</b>      | N/A Desktop Assessment                                                                                                               |

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### Plans & Documents

Application Form;  
 Site Location Plan (received on 21.11.23);  
 Drawing No. 23035SO-PD-01-EP-A1 – Floor Plans – Existing;  
 Drawing No. 23035SO-PD-02-EE-A1 – Elevations – Existing;  
 Drawing No. 23035SO-PD-03-PP-A1 – Floor Plans – Proposed;  
 Drawing No. 23035SO-PD-04-PE-A1 – Elevations – Proposed;  
 Drawing No. 23035SO-PD-05-RP-A1 – Roof Plans – Existing and Proposed;  
 Drawing No. 23035SO-PD-06-PBP-A3 – Block Plan – Proposed; and  
 Drawing No. 23035SO-PD-07-EBP-A3 – Block Plan – Existing.

### Property Type

Henley Deane is a two-storey detached property.

### Material Consideration

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

### Relevant Planning History

No relevant history.

### Officer Assessment

#### *Permitted Developments Rights Restrictions*

|                                                        |                             |
|--------------------------------------------------------|-----------------------------|
| Article 2 (3) Land (AONB, Conservation Area)           | N                           |
| Article 4 Direction                                    | N                           |
| <b>Permitted Development Rights Removed/Restricted</b> | <b>Y</b><br><b>However,</b> |

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|  | N/A |
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**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 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 –<br><br>(i) forms the principal elevation of the original dwellinghouse; or<br>(ii) fronts a highway and forms a side elevation of the original dwellinghouse                                                                                                                                                       | N<br>N                       |
| (f) | subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and -<br>(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<br>(ii) exceed 4 metres in height                                                                   | N<br>3.12m<br><br>N<br>3.53m |
| (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 -<br>(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<br>(ii) exceed 4 metres in height; | N/A                          |
| (h) | the enlarged part of the dwellinghouse would have more than a single storey and –<br>(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or<br>(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/A                          |
| (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<br>Eaves<br>are<br>2.56m   |
| (j) | the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –                                                                                                                                                                                                                                                        |                              |

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                     |
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|            | <ul style="list-style-type: none"> <li>(i) exceed 4 metres in height,</li> <li>(ii) have more than a single storey, or</li> <li>(iii) have a width greater than half the width of the original dwelling; or</li> </ul>                                                                                                                                                                                                                    | N/A                                 |
| (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/A                                 |
| (k)        | <p>it would consist of or include –</p> <ul style="list-style-type: none"> <li>(i) the construction or provision of a verandah, balcony or raised platform,</li> <li>(ii) the installation, alteration or replacement of a microwave antenna,</li> <li>(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or</li> <li>(iv) an alteration to any part of the roof of the dwellinghouse</li> </ul> | <p>N</p> <p>N</p> <p>N</p> <p>N</p> |
| (l)        | the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)                                                                                                                                                                                                                                                                                                                                            | N                                   |
| <b>A.2</b> | <b>In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –</b>                                                                                                                                                                                                                                                                                                                                  | <b>Y/N</b>                          |
| (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 sub-paragraphs (b) and (c).                                                                                                                                                                                                                 | N/A                                 |
| <b>A.3</b> | <b>Development is permitted by Class A subject to the following conditions –</b>                                                                                                                                                                                                                                                                                                                                                          | <b>Y/N</b>                          |
| (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)        | <p>any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be –</p> <ul style="list-style-type: none"> <li>(i) obscure-glazed, and</li> <li>(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</li> </ul>                                                                   | N/A                                 |

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

|                                                                                                                                                                                                         |                                    |
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| 1, Original Roof Volume (m <sup>3</sup> )                                                                                                                                                               | N/A                                |
| 2. Existing Roof Extensions (m <sup>3</sup> )                                                                                                                                                           | N/A                                |
| Remaining Roof Volume (m <sup>3</sup> ) formula: (1 minus 2) = X<br>40m <sup>3</sup> or 50m <sup>3</sup> minus<br>X<br>=remaining volume<br>Officer to show calculations in case notes (indexed on NEC) | 50m <sup>3</sup> allowance remains |

| 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 –<br><br>(i) 40 cubic metres in the case of a terrace house, or<br><br>(ii) 50 cubic metres in any other case; | N/A<br><br>N<br>31.26m <sup>3</sup> |
| (e) | It would consist of or include –<br><br>the construction or provision of a verandah, balcony or raised platform or<br><br>the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or                  | N<br><br>N                          |
| (f) | The dwellinghouse is on article 2 (3) land                                                                                                                                                                                          |                                     |
| 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                                   |
| (b) | The enlargement must be constructed so that –<br>(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                                 |                                     |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                 |
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|     | <p>(aa) the eaves of the original roof are maintained or reinstated; and</p> <p>(bb) the edge of the enlargement closest to the eaves of the original 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</p> <p>(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</p> | <p>Y</p> <p>Y<br/>0.50m<br/>from the<br/>eaves</p> <p>N<br/>It does<br/>not</p> |
| (c) | <p>Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be –</p> <p>(i) obscure-glazed, and</p> <p>(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.</p>                                                                                                                                                                                                                                              | N/A                                                                             |

### Conclusion

The proposed development complies with **Schedule 2, Part 1, Classes A and B of THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED** and the **LAWFUL DEVELOPMENT CERTIFICATE** is **GRANTED**

**Recommendation:** Grant Lawful Development Certificate

|                      |                    |                     |                                     |
|----------------------|--------------------|---------------------|-------------------------------------|
| <b>Case Officer:</b> | Mrs Lucy Hankin    | <b>Team Leader:</b> | <b>Richard Hart</b>                 |
| <b>Signed:</b>       | L Hankin           | <b>Signed:</b>      | <i>R Hart</i>                       |
| <b>Dated:</b>        | 30th November 2023 | <b>Dated:</b>       | <b>1<sup>st</sup> December 2023</b> |