

# **Planning Statement for Prior Approval under Class AA**

## **– Enlargement of a Dwellinghouse by Construction of**

### **Additional Storey(s)**

**427 Valley Drive,**

**Gravesend,**

**DA12 5TH**

**November 2025**



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## 1. Introduction

This Planning Statement supports an application for **Prior Approval** under **Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)** ("the GPDO").

The proposal seeks consent for the **enlargement of the existing dwellinghouse by the reconstruction and extension of the existing first floor**, resulting in a **refined two-storey dwellinghouse** with improved proportions and internal headroom.

The dwelling currently measures **7.397 m in height**, and it is proposed to increase this to **8.693 m**. The increase of **1.296 m** remains well within the 7 m limit set by Class AA. The overall number of storeys will **remain at two**.

## 2. Site Description

The property, **427 Valley Drive**, is a **detached two-storey residential dwelling** located within a well-established suburban area of Gravesend. The surrounding properties along Valley Drive are predominantly two-storey detached and semi-detached homes of varied design and age.

The site is **not within a Conservation Area, not on Article 2(3) land, and not within a Site of Special Scientific Interest (SSSI)**. There are **no Article 4 Directions** restricting permitted development rights on this property.

## 3. Proposed Development

The proposal involves **removal of the existing roof structure and partial rebuilding of the upper storey** to create a more balanced and modern two-storey dwelling. The extension will increase the overall height from **7.397 m to 8.693 m**, improving headroom and architectural symmetry while maintaining a proportionate scale in the streetscape.

The **external materials** will be of a **similar appearance to those of the existing dwelling**, ensuring continuity in texture and colour. The **roof pitch** will replicate the existing form, and no windows are proposed in the **side elevations**.

The development will not increase the number of storeys and will retain the property as a **two-storey dwellinghouse**.

## 4. Compliance with the GPDO – Class AA

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This application has been assessed in accordance with **Schedule 2, Part 1, Class AA** of the GPDO 2015 (as amended).

#### **4.1 Permitted Development Criteria**

Class AA permits the enlargement of a dwellinghouse consisting of the construction of up to two additional storeys (for dwellings already of two or more storeys).

In this instance, **no additional storey is being created** — the proposal merely rebuilds and enhances the existing upper floor while remaining within Class AA height parameters.

The **1.296 m** height increase is well below the **7 m maximum** allowed under **Paragraph AA.1(f)(ii)**. Therefore, the proposal fully complies with the height limitation criteria.

#### **4.2 Development Not Permitted (Paragraph AA.1)**

The proposal complies with all relevant restrictions, as:

- The dwellinghouse was **not created through a change of use** under Part 3.
- The property is **not on Article 2(3) land** and **not within an SSSI**.
- The existing dwelling was **constructed after 1 July 1948 and before 28 October 2018**.
- The dwelling has **not previously been enlarged by additional storeys**.
- Following development, the total height will remain **under 18 m and less than 7 m higher** than the existing roof.
- The **floor-to-ceiling height** of the reconstructed storey will not exceed **3 m** or the height of the lower storey.
- The proposal includes **no visible external support structures** or engineering works beyond strengthening existing walls and foundations.

Accordingly, the proposed development **complies with all limitations under AA.1**.

#### **5. Conditions (Paragraph AA.2)**

The proposal meets the conditions of **AA.2(2)** and **AA.2(3)**, as follows:

- **Materials:** External materials will closely match those of the existing dwelling.
- **Roof Pitch:** The roof pitch will remain consistent with the existing form.
- **Side Windows:** None are proposed.
- **Use:** The property will remain in use as a **Class C3 dwellinghouse**.

Prior approval is therefore sought solely in relation to:

- i. Impact on neighbouring amenity (overlooking, loss of light, and privacy).
- ii. External appearance and design integration.

- iii. Air-traffic or defence impacts (none relevant).
- iv. Protected vistas (none apply to this location).

## **6. Assessment of Impacts**

### **6.1 Residential Amenity**

The proposal will not adversely affect the amenity of neighbouring occupiers. The building's footprint remains unchanged, and the modest **1.296 m height increase** will not result in any unacceptable **loss of daylight, outlook, or privacy** to adjacent dwellings. No new side-facing windows are proposed.

### **6.2 Design and Appearance**

The design maintains the property's residential character while improving its proportions and presence within the street scene. The increase in ridge height is modest and consistent with other nearby two-storey dwellings, ensuring the proposal is both **visually appropriate and contextually compatible**.

### **6.3 Air Traffic and Protected Views**

The site is not located within any safeguarded aerodrome zone or protected vista; therefore, the proposal raises no issues in this regard.

## **7. Conclusion**

The proposed enlargement at **427 Valley Drive, Gravesend** fully complies with the provisions, conditions, and limitations of **Class AA of the GPDO 2015 (as amended)**.

The development results in a **well-proportioned, high-quality two-storey dwelling** that enhances the building's usability and design while safeguarding neighbouring amenity.

Accordingly, it is respectfully requested that **Gravesham Borough Council grant Prior Approval** for the proposed enlargement under **Class AA**.