

Planning Statement for Prior Approval under Class AA – Enlargement of a Dwellinghouse by Construction of Additional Storey(s)

**427 Valley Drive,
Gravesend,
DA12 5TH**

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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

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**.