

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20240014
Location	Owlswood Cottage, Priestwood Road, Meopham, Gravesend, Kent, DA13 0DA
Proposal:	Application for a Proposed Lawful Development Certificate in respect of a single storey side extension.
Applicant:	C Mair
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application Form – dated 08 January 2024;
- Planning Statement (4023.PN) – dated January 2024;
- Drawing no. 4023-01 – Site Location Plan (scale – 1:1250);
- Drawing no. 4023-02 – Existing Block Plan (scale – 1:500);
- Drawing no. 4023-03 – Existing Floor Plans;
- Drawing no. 4023-04 – Existing Elevations;
- Drawing no. 4023-05 – Proposed Block Plan (scale – 1:500);
- Drawing no. 4023-06 – Proposed Floor Plans;
- Drawing no. 4023-07 – Proposed Elevations.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20240012	Application for a Lawful Development Certificate in respect of the proposed two storey rear extension.	PENDING	
20240011	Application for a Lawful Development Certificate in respect of the proposed demolition of 5no. outbuildings and erection of 2no. detached outbuildings for use as a summer house and workshop/gym.	PENDING	
20230989	Application for a Lawful Development Certificate in respect of the proposed two storey rear extension with installation of a window on the south elevation.	CERTIFICATE REFUSED	17.11.2023
20230988	Application for a Lawful Development Certificate in respect of the proposed erection of a single storey side	CERTIFICATE REFUSED	17.11.2023

	extension and 2no. detached outbuildings for use as a summer house and workshop/gym.		
20220646		REFUSED	11.08.2022
2022/00055 /REF	Demolition of existing bungalow and erection of a 3-bed bungalow.	APPEAL DISMISSED	31.03.2023
20060049	Construction of pitched roof over existing side extension with dormer window in proposed front roof slope; conversion of proposed roof space into a bedroom; erection of a conservatory at the rear and erection of a detached triple garage at the side.	PERMITTED	15.03.2006
19580009	Erection of bungalow and garage	REFUSED	05.03.1958

Officer Assessment*Permitted Developments Rights Restrictions*

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

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

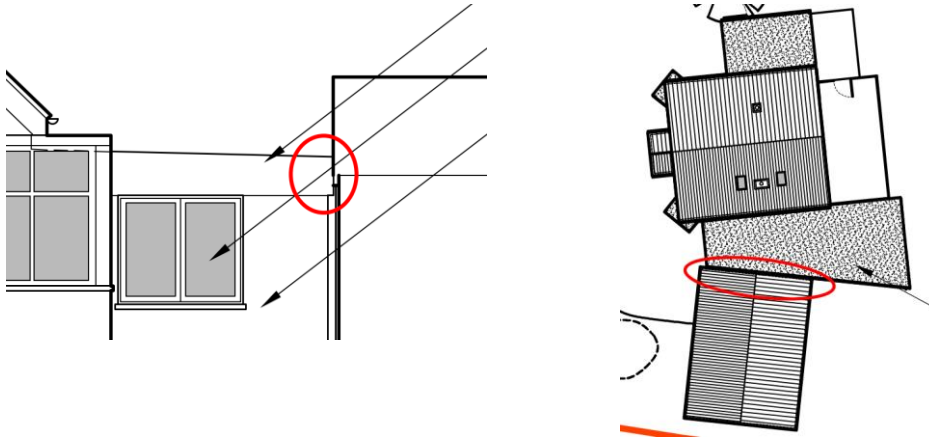
A.1	Development is not permitted by Class A if –	Y/N
(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use)	N
(b)	as a result of the works, the total area of ground covered by buildings within the 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 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 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	N
	(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	N
	(ii) exceed 4 metres in height;	N
(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	N/A
	(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;	
(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,	N
	(ii) have more than a single storey, or	N
	(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,	N
	(ii) the installation, alteration or replacement of a microwave antenna,	N
	(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	N
	(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/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
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

Assessment

There was a concern that the proposed side extension would connect with the garage through the soffits and would therefore exceed the width of the dwellinghouse by more the 50% of the width contrary to A.1 (j) and therefore A.1 (ja). The floorplans indicated a separation, but the elevations and block plan contradicted this;



Clarification was sought from the Agent who confirmed the buildings would not be connected and amended the drawings to reflect this in a clearer fashion.

Conclusion

The proposed single storey side extension falls within the parameters set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. Therefore planning permission is not required and a lawful development certificate can be granted.

Recommendation: <u>Grant</u> Lawful Development Certificate			
Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:	<i>Ethan Bonthron</i>	Signed:	<i>[Signature]</i>
Dated:	06 March 2024	Dated:	06 March 2024