

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20240818
Location	27 Lamorna Avenue Gravesend Kent DA12 5QF
Proposal:	Application for a Lawful Development Certificate in respect of the proposed erection of dormer extension in rear roof slope; 3 no. roof lights in front roof slope; and conversion of roof space into habitable rooms.
Applicant:	Mr Richard Jones
Site Visit	None (assessment based on 28 August 2024 visit)

Plans & Documents

Application form for a Lawful Development Certificate for a Proposed Use or Development;
 Drawing no. BL/DRG/3636/01 Site location plan;
 Drawing no. BL/DRG/3636/02 Existing and proposed block plans;
 Drawing no. BL/DRG/3636/03 Existing layouts, roof and site plans;
 Drawing no. BL/DRG/3636/03.1 Existing 3D visual;
 Drawing no. BL/DRG/3636/04 Existing elevations;
 Drawing no. BL/DRG/3636/05 Proposed ground and first floor layouts;
 Drawing no. BL/DRG/3636/05.1 Proposed loft layout and roof plan;
 Drawing no. BL/DRG/3636/06 Proposed elevations;
 Drawing no. BL/DRG/3636/07 Proposed 3D visual 01;
 Drawing no. BL/DRG/3636/08 Proposed 3D visual 02; and
 Drawing no. BL/DRG/3636/09 Proposed site plan.

Property Type

The property comprises of a two storey, mid-terraced dwelling, with front and rear gardens.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20240819	Erection of single storey rear extension with 3 no. roof lights.	Pending	
20240605	Application for a Lawful Development Certificate in respect of proposed erection of single storey rear	Certificate Refused	29.08.2024

	extension; dormer in rear roof slope and 3 no. rooflights in front roof slope.		
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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 B - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

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 – (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case;	N (29.8m ³)
(e)	It would consist of or include – the construction or provision of a verandah, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or	N N
(f)	The dwellinghouse is on article 2 (3) land	N
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 – (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 (aa) the eaves of the original roof are maintained or reinstated; and (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	Y Y

	(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	Y
(c)	Any window inserted on 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.	N/A

Class C - Any other alteration to the roof of a dwellinghouse.

C.1	Development is not permitted by Class C if -	Y/N
(a)	permission to use the dwelling 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)	the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;	N
(c)	it would result in the highest part of the alteration being higher than the highest part of the original roof;	N
(d)	it would consist of or include – (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	N N
C.2	Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be- (a) obscure-glazed; and (b) 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.	N/A

Conclusion

The proposed development complies with the provisions of Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and as such, planning permission would not be required for the proposed dormer and roof lights.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
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Signed:		Signed:	
Dated:	31st October 2024	Dated:	31 October 2024