



Planning Department
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU

Our ref: JH/32050

December 2023

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015.

APPLICATION UNDER SCHEDULE 2, PART 1, CLASS A FOR A REAR EXTENSION TO 38 GWYNN ROAD, NORTHFLEET, GRAVESEND, DA11 8AR.

This covering letter has been prepared on behalf of our client, Overbury Estates (Kent) LTD, in regard to a proposal to carry out permitted development provided by Part 1, Class A, of the above Order, namely an enlarged householder rear extension. This application is made in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015.

This covering letter is intended to be read in conjunction with the following suite of documents:

DOCUMENT	AUTHOR
Covering Letter	DHA Planning
Site Location Plan	Refine Architecture
Existing Proposed Block Plans	Refine Architecture
Existing Plan Elevations	Refine Architecture
Proposed Plan Elevations	Refine Architecture
Proposed Plan Elevations Dimensions	Refine Architecture

Application Site

The application site is located within the built confines of Gravesend. The site is 1.2km away from the centre of Northfleet and 2.5km away from Gravesend Town Centre and train station, with easy access to the A2 leading to Strood to the east, and Dartford and the M25 to the west.

The site falls within a residential area, with Wombwell Park immediately to the east of the site. The wider area is characterised by residential dwellings, as well as commercial and industrial sites, with a few parks and green spaces mixed between them.



Figure 1: Site location (Courtesy of Google Earth)

Context

The site comprises of 38 Gwynn Road, a two storey, semi-detached dwellinghouse with a front and rear garden.

38 Gwynn Road is owned by Gravesham Borough Council, and the ground floor currently consists of a small hall, a front room, a dining room, a WC, and a small kitchen. The current layout of the ground floor is not suitable for the current tenants, and the property is considered to be too small for purpose, therefore requiring an extension to provide a home for both the current families occupation, and future families.

The property is intended to be used to support those with additional care needs, and therefore it is essential appropriate internal space is provided for care equipment, as well as the storage of equipment.

Planning History

A desk-based search revealed that there are no records held online by Gravesham Borough Council of any planning applications being submitted against 38 Gwynn Road. However, it did provide relevant applications relating to other properties along Gwynn Road.

REFERENCE	DESCRIPTION	DATE
20140959	Erection of a single storey rear extension at 36 Gwynn Road.	Permitted 08.12.2014
20210832	Single storey rear extension with a depth of 3.50 metres, maximum height of 3.60 metres and eaves height of 2.85 metres at 49 Gwynn Road.	Prior approval not required 27.07.2021
20220521	Single storey rear extension with a depth of 5.00 metres, maximum height of 2.90 metres and eaves height of 2.90 metres at Kenilworth 18 Gwynn Road.	Prior approval not required 08.06.2022

19770633	Erection of single storey extension at rear for playroom and WC at 10 Gwynn Road.	Permitted 27.09.1977
20050282	Erection of a conservatory at the rear at 37 Gwynn Road.	Permitted 12.05.2005
20050484	Erection of a conservatory at the rear at 8 Gwynn Road.	Permitted 11.07.2005

The above are all examples of permitted single storey rear extensions on Gwynn Road, showing that the council have been supporting single storey extensions on the same road as our site.

Proposed Development

The proposal relates to a rear extension at 38 Gwynn Road. The extension will measure under 6.00 metres in width and length, and under 3.00 metres in height. The materials to be used for the proposed extension will be similar in appearance to those on the original dwellinghouse.

The proposed extension will provide an improved and enlarged living space and additional bedroom and enlarged bathroom for the occupants at 38 Gwynn Road. This includes an enlarged living, dining and kitchen space, a utility and storage room, a front bedroom and attached bathroom.

The proposed extension is considered to conform with the requirements of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 As Amended. However, for the avoidance of doubt the requirements are set out as follows:

Permitted Development Criteria

Development is not permitted by Class A if—

- a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);

No.

- 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);

No – as can be seen on the submitted plans (Existing Proposed Block Plans) the development would not exceed 50% of the total area of the curtilage.

- 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;

No – as can be seen on the submitted plans (Proposed Plan Elevations Dimensions) the rear extension is single storey, measuring 2.969 metres in

height (at its highest point), so will not exceed the highest part of the room of the existing dwellinghouse.

- 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;

No – as seen on the submitted plans (Proposed Plan Elevations) the rear extension is only single storey, so the proposed eaves of the development will not exceed the height of the eaves on the existing dwellinghouse.

- 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;

No.

- 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
- ii. Exceed 4 metres in height;

N/A – this prior approval is for development that falls under paragraph (g).

- 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
- ii. Exceed 4 metres in height;

The property is semi-detached (so classed as other dwellinghouse) and not on article 2(3) land. The proposed extension extends 5.062 metres beyond the rear wall of the original dwelling and does not breach the 4-metre height limit.

- 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
- 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 – the proposal is for a single storey and is not within 7 metres of the rear boundary of the curtilage to the property.

- 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;

The proposed extension to the rear of the dwellinghouse is on the border of the property and therefore within 2 metres of the curtilage of the dwellinghouse, however, the eaves are 2.969 metres, therefore not exceeding the limit.

- 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,
 - ii. Have more than a single storey, or
 - iii. Have a width greater than half the width of the original dwellinghouse;

N/A – the proposal does not extend either side of the dwelling.

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);

No, the extension would not exceed the criteria set out from (e) to (j).

- k) It would consist of or include—
 - i. The construction or provision of a verandah, balcony or raised platform,
 - ii. The installation, alteration or replacement of a microwave antenna,
 - iii. The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - iv. An alteration to any part of the roof of the dwellinghouse, or;

No, the extension does not breach any of these criteria.

- l) The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

No, dwellinghouse has not been constructed under Part 20 (Construction of New Dwellinghouses) of the GPDO.



The proposed extension at 38 Gwynn Road does not breach any of the above criteria where development is not permitted under Part 1, Class A and is therefore considered to amount to permitted development.

Prior Notification Requirements

Section A.4(2) of the General Permitted Development Order outlines the information that the developer must provide to the local planning authority before starting work.

- a) A written description of the proposed development including—

'Prior approval for the erection of a single storey rear extension'

- i. How far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;

The enlarged dwellinghouse extends 5.062 metres beyond the rear wall.

- ii. The maximum height of the enlarged part of the dwellinghouse; and

The maximum height of the enlarged dwellinghouse is 2.969 metres.

- iii. The height of the eaves of the enlarged part of the dwellinghouse;

The height of the eaves on the enlarged part of the dwellinghouse is 2.969 metres.

- iv. Where the enlarged part will be joined to an existing enlargement of the dwellinghouse, the information in sub-paragraphs (i) to (iii) must be provided in respect of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined);

The proposed rear extension will protrude 5.062 metres from the rear of the original dwelling.

- b) A plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined;

Please refer to submitted drawings.

- c) The addresses of any adjoining premises;

40 Gwynn Road, Northfleet, Gravesend, DA11 8AR.

36 Gwynn Road, Northfleet, Gravesend, DA11 8AR.

- d) The developer's contact address; and

43a High Street, Newington, Kent, ME9 7JR



- e) The developer's email address if the developer is content to receive communications electronically, together with any fee required to be paid.

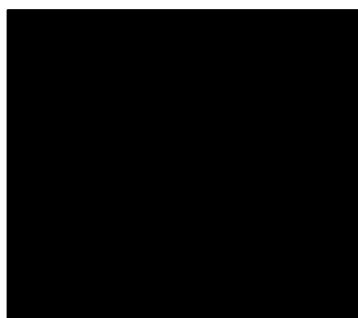
Please send any correspondence care of the agent and the application fee has been paid via the Planning Portal.

Conclusion

It is considered that the extension amounts to permitted development and the Council's prior approval to the works is sought.

I trust that you have everything you need in order to determine the application, but please do not hesitate to contact me should you have any questions or queries or wish to discuss any matters further.

Yours sincerely,



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