

Supporting Statement

Date: 19 July 2024

Application Type:	Prior Notification (Larger Extensions)
Site Location:	18 Singlewell Road, Gravesend, DA12 1NG, UK.
Dwelling Type:	Detached
Proposal:	Prior approval for the construction of a single storey rear extension which will extend beyond the rear wall of the original projection by 4 metres, for which the maximum height will be 2.93 metres and the height at the eaves will be 2.66 metres.

The application property is mid-terrace two-storey with a loft space single dwelling house, located on the eastern side of Singlewell Road. The property is not located within a Conservation Area and has no Article 4 direction.

Relevant Planning History: None

Relevant Legislation:

The Town and Country Planning Act 1990 (as amended)

Section 192 of the Town and Country Planning Act 1990 provides for an application to be made to the Local Planning Authority to determine whether a proposed development would be lawful by virtue of a development order.

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

Assessment	
Permitted Development Rights	
<i>Have the relevant provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) been removed from the application site?</i>	NO

Class A – The enlargement, improvement, or other alteration of a dwelling house

A.1 Development is not permitted by Class A if:

Requirement	Comment	Complies
A.1(a) Permission to use the dwelling house has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (changes of use).	The application site is a traditional dwelling house. This is compliant.	Yes
A.1(b) The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original Dwelling house) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house).	The proposal complies with this condition as demonstrated on the submitted plans.	Yes
A.1(c) The height of the part of the dwelling house enlarged, improved, or altered would exceed the height of the highest part of the roof of the existing dwelling house.	The submitted documents indicate compliance.	Yes
A.1(d) The height of the eaves of the part of the dwelling house enlarged, improved, or altered would exceed the height of the eaves of the existing dwelling house.	The submitted documents indicate compliance.	Yes
A.1(e) The enlarged part of the dwelling house would extend beyond a wall which— (i) forms the principal elevation of the original dwelling house; or	The submitted plans indicate compliance.	Yes
(ii) fronts a highway and forms a side elevation of the original dwelling house.		

A.1(f) Subject to A.1(g), the enlarged part of the dwelling house would have a single storey and — (i) extend beyond the rear wall of the original dwelling house by more than 4 metres in the case of a detached dwelling house, or 3 metres in the case of any other dwelling house, or (ii) exceed 4 metres in height.	N/A	N/A
A.1(g) Subject to condition A.4, for a dwelling not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwelling house would have a single storey and — (i) extend beyond the rear wall of the original dwelling house by more than 8 metres in the case of a detached dwelling house, or 6 metres in the case of any other dwelling house, or (ii) exceed 4 metres in height.	The maximum depth of the proposed extension would be 4m with a maximum height of 2.93m. This is described on the application form and demonstrated on the submitted plans. This is compliant.	Yes
A.1(h) The enlarged part of the dwelling house would have more than one storey and— (i) extend beyond the rear wall of the original dwelling house by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwelling house being enlarged which is opposite the rear wall of that dwelling house;	The proposed rear extension would be single storey. The proposal is therefore compliant with this requirement.	Yes
A.1(i) The enlarged part of the dwelling house would be within 2 metres of the boundary of the curtilage of the dwelling house, and the height of the eaves of the enlarged part would exceed 3 metres.	The maximum height to the eaves would be 2.66m. This is stated on the submitted application form. This is compliant.	Yes
A.1(j) The enlarged part of the dwelling house would extend beyond a wall forming a side elevation of the original dwelling house, and would — (i) exceed 4 metres in height,	The proposal will not extend beyond a wall forming a side elevation of the original dwelling house and would not exceed 4m in height. The extension will be rear single storey.	Yes

(ii) have more than one storey, or		
A.1 (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/A – the proposal is for an extension to the original dwelling.	N/A
A.1(k) It would consist of or include: — (i) the construction or provision of a veranda, 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.	These elements are not proposed.	Yes
A.2 In the case of a dwellinghouse on article 2(3) land — (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; (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or (c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse. (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).	The site is not located on article 2(3) land.	Yes

Development is permitted by Class A subject to the following conditions:

Requirement	Comment	
A.3(a) The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.	The materials to be used would match with those used on the existing dwelling, This is described on the submitted application form. This is compliant.	Yes
A.3(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 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.	The proposal is for a ground floor extension.	N/A
A.3(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.	The proposal is for a ground floor extension.	N/A
A.4 (7) Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.	The proposal would not harm the amenity and no objection from neighbours are expected.	Yes
A.4 (9) The local planning authority must, when considering the impact referred to in sub-paragraph (7)— (a) take into account any representations made as a result of the notice given under subparagraph (5); and (b) consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations.		N/A

Conclusion

The proposal falls within the limits and procedures of permitted development as set out in Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The local planning authority is therefore requested to confirm that prior approval for the development would not be required.