

76 Park Avenue, Northfleet, Gravesend DA11 8DL

1. Introduction

This statement is submitted in support of an application for a Certificate of Lawful Development for proposed works at 76 Park Avenue. The applicant seeks confirmation that the proposed operations constitute Permitted Development under the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The application package demonstrates that the concurrent execution of a ground floor rear extension, a rear dormer extension, and the erection of a detached garden outbuilding fully comply with all relevant statutory limits and criteria, meaning full householder planning permission is not required. This document is to be read in conjunction with the submitted drawings and documents alongside the application:

- Location Plan
- Existing and Proposed Block Plan
- Existing and Proposed Floor Plans, Elevations, and Section
- Photographic Record
- Ground Coverage and Roof Volume Calculations
- Community Infrastructure Levy (CIL) Form

2. Site Context

The application site comprises a residential detached dwelling located at 76 Park Avenue, Northfleet, Gravesend, DA11 8DL. The property is a standard domestic dwellinghouse situated within the administrative boundaries of Gravesham Borough Council.

The site features a private rear garden curtilage of approximately 235.32 sqm, capable of accommodating low-impact additions without compromising the character of the property or resulting in unsustainable encroachment onto neighbouring plots. The property retains its Permitted Development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and a review of the Council's planning constraints map and available

planning history records confirms that the property is not located within a Conservation Area, is not subject to an Article 4 Direction, and is not affected by any planning condition removing or restricting Permitted Development rights; accordingly, standard residential alterations may be undertaken subject to compliance with the relevant GPDO provisions.

3. Proposed Development

The development proposal comprises three distinct components, designed comprehensively to ensure complies with the relevant limitations and conditions of the GPDO:

- **Single-Storey Ground Floor Rear Extension (Class A Compliance)**

The proposal includes the construction of a single-storey ground floor rear extension extending 4.00 metres from the original rear wall of the dwellinghouse. The maximum height of the extension does not exceed 3.00 metres, and the eaves height is capped under 3.00 metres. All external finishes will match the texture, colour, and visual character of the existing house, satisfying the requirements of Class A, Part 1, Schedule 2 of the GPDO.

- **Rear Dormer Extension (Class B & C Compliance)**

The proposal involves a rear dormer extension. The total additional cubic volume created by the rear dormer does not exceed the strict statutory limit of 50 cubic metres for a detached dwelling. The top edge of the rear dormer roof does not extend beyond or exceed the highest part of the original roof ridge, and the face of the dormer is set back more than 20 centimetres from the original eaves line, measured along the slope of the roof. Front-facing rooflights do not protrude more than 150mm from the roof plane, adhering to Class B and Class C restrictions.

- **Garden Outbuilding (Class E Compliance)**

The proposal involves the demolition of an existing outbuilding and its replacement with a new outbuilding of modest scale within the rear garden of the existing dwellinghouse. The structure will have a Gross Internal Area (GIA) of 35.00 sqm and is intended for purposes incidental to the enjoyment of the main dwelling, specifically as a home working space and sauna. It will be located within 2 metres of the shared boundary and will not exceed a maximum height of 2.50 metres, complying with the Class E height restrictions of the General Permitted Development Order (GPDO). The proposed outbuilding will remain strictly

incidental to the lawful residential use of the property.

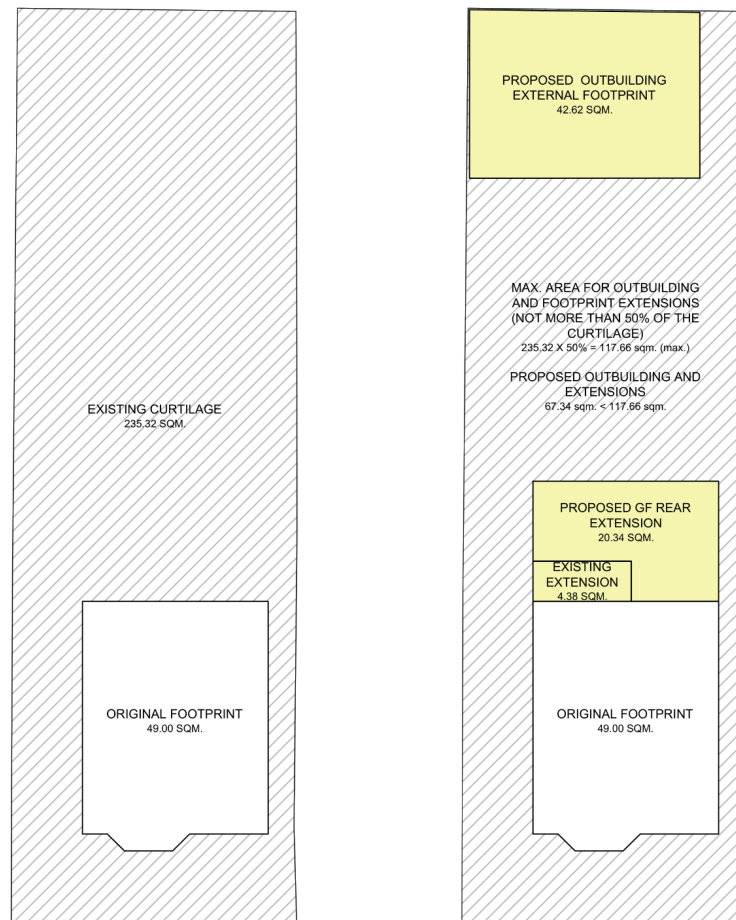


Figure 1. Curtilage Area Development

4. Conclusion

The proposed ground floor rear extension, rear dormer extension, and the demolition and replacement of the garden outbuilding comply with all relevant limitations and conditions of Classes A, B, C, and E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The overall development is modest in scale, and the proposed outbuilding (35.00 sqm GIA) is strictly incidental in nature, to be used as a home working space and sauna serving purposes incidental to the enjoyment of the dwellinghouse and consistent with the lawful residential use of the land. As such, it is respectfully requested that Gravesham Borough Council issue a Lawful Development Certificate (Proposed) confirming that the proposals constitute permitted development.