



Delegated Report

Lawful Development Certificate (Proposed)

Planning Application No: 20240703

Location: 36 Woodfield Avenue Gravesend Kent DA11 7QG

Description: Application for a Proposed Lawful Development Certificate in respect of a rear dormer, loft conversion and installation of two rooflights to the front elevation.

Applicant: Mr Adam Curd

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form
Location Plan
2145 BLOCK PLAN – Block Plan
2145 EXISTING PLANS – Existing Plans
2145 Proposed Plans – Proposed Plans
2145 Existing Elevations – Existing Elevations
2145 Proposed Elevations – Proposed Elevations
Email from Agent, confirming rooflight projection

Relevant Planning History

Reference	Description	Decision	Decision Date
20170301	Single storey rear extension with a depth of 4.3 metres, maximum height of 3.685 metres and eaves height of 2.530 metres.	Prior Approval Not Required.	30.05.2017

Development Plan

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

Officer's Analysis

Permitted Developments Rights Restrictions

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

The proposed rear dormer would be considered under Class B, Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015.

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;	28.27 cubic metres.
(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
(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 (Confirmed on plans)
(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 (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

The proposed rooflights would be considered under Class C, Part 1, Schedule 2 of The Town and Country

Planning (General Permitted Development) (England) Order 2015.

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 (Confirmed by email)
(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
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

The proposed dormer roof extension to the rear roof slope and rooflights to the front roof slope, would comply with the limits set out in Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, planning permission is not required.

Recommendation: Grant Lawful Development Certificate

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	11th September 2024	Dated:	13 September 2024