



Delegated Report

Planning Application

Planning Application No: 20250554

Location: Woodside Pear Tree Lane Shorne Gravesend

Description: Prior approval application for a single storey rear extension with a depth of 8 metres, maximum height of 4 metres and eaves height of 3.20 metres.

Applicant: Mr Raj Sakaria

Submitted Documents/Plans

Application Form

8768-SK-20 Rev A – Existing and Proposed Block Plan and Location Plan

8768-SK-21 Rev A – Plans and Elevations as Proposed

Cover Letter

Relevant Planning History

Reference	Description	Decision	Decision Date
20250553	Application for a Proposed Lawful Development Certificate; Erection of two single-storey side extensions and a detached single-storey outbuilding.	Pending Consideration	
20250342	Prior approval application for a single storey rear extension with a depth of 8 metres, maximum height of 4 metres and eaves height of 3.20 metres.	Refused	14.05.25

Development Plan

Due to the nature of this application, the adopted plan and national planning policies are not relevant since it relates to whether the proposed single storey extension requires prior approval.

Planning Legislation

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

Consultations, Publicity and Representations

In accordance with the amendments in relation to home extensions under paragraph A.4 (5) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the following adjoining neighbouring properties were notified of this application;

- The Grange, Pear Tree Lane
- Glen Hurst, Pear Tree Lane

The expiry date for comments was 06.08.25 and no comments have been received from the consulted

neighbours.

Other comments received

Comments have been received from Shorne Parish Council and Dickens Protection Society. However this was not following a consultation request, as it is not a requirement for this form of application. For transparency, the comments are included below but do not form part of the consideration of this application.

Shorne Parish Council

Linked application Ref 20250554 for side extensions and an outbuilding is also noted. This is a repeat application further to Ref's 20250341, 20250342 and 20250343 which were withdrawn/refused previously.

Accordingly, the Parish Council's comments are otherwise largely unchanged as follows.

The Parish Council **OBJECTS STRONGLY** to this application.

Rear extension: The plans show that the previous "front" extension has been relocated to the rear which solves the issue of adverse visual impact from the roadway.

At 8.00m deep however, the proposed extension is of greater depth than the existing house.

On its own it increases the floor area of the house by about 150%, well more than the locally set "one-third" rule for enlargement of dwellings in the Green Belt. Together with the separately proposed side extensions and outbuilding, an increase in floor area of about 350% is being proposed, which is excessive.

Construction would require significant engineering works, and due to falling land levels the rear of the extension would have a maximum height and eaves height greater than permissible without planning permission, which is therefore required.

Summation of proposed expansion in this application: Taking all the proposed extensions and outbuilding together, there will be a large increase in built form, which will have a significant adverse effect on openness of the Green Belt.

Ground contours: Topographical plans showing existing ground contours and the relationship to these of the proposed rear extension need to be provided.

Planting plans: We note that a large number of mature trees have been cleared on this site. Plans showing proposed plantings, including remaining hedges and trees, are needed.

Exterior Lighting: An exterior lighting plan is also needed, giving details of all exterior lighting and how it is to be controlled.

Engineering works: As significant engineering works will be required, the proposal may not be permitted/lawful development.

Full planning application needed: As detailed above, a full planning application is required, which would also allow standard Conditions to be attached as needed.

Dickens Protection Society

Re 'Woodside' Pear Tree Lane, Shorne, Gravesend, DA12 3JT
Prior approval application for a single storey rear extension with a depth of 8 metres, maximum height of 4 metres and eaves height of 3.20 metres
Ref: GR/2025/0554

The Society notes a similar application to this has already been refused prior approval under reference 20250342. The Society further notes the submitted plans include development which has not been approved rather than drawings of the original dwelling.

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

Class A - The enlargement, improvement or other alteration of a dwellinghouse

A.1	Development is not permitted by Class A if –	Y/N
(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)	N
(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)	N
(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	N
(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	N
(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	N N
(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 N
(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;	N N

(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
(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	N Eaves are 3.2m but extension is further than 2m from boundary.
(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; or	N/A This application does not relate to side projections as this would be assessed under planning reference 20250553 separately.
(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
(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	N N N N
(l)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N
A.2	In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –	Y/N
(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;	N/A
(b)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	N/A
(c)	the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.	N/A

(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).	N/A
A.3	Development is permitted by Class A subject to the following conditions –	Y/N
(a)	the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Y As per application form.
(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 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; and	N/A
(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.	N/A

The previous application failed against part e, of class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as it would extend beyond a principal elevation.

In this case the southeastern facing elevation directly faces onto Pear Tree Lane, which is the main highway serving the house. Whilst the building may be accessed via the northwestern elevation predominantly, its character, position and layout gives the impression that the southeastern elevation is the front, principal elevation. The local authority is of the view that the south-eastern elevation is the principal, front elevation and the northwestern elevation is the rear facing elevation. In this instance, the new application proposes an extension on the north western elevation, which is the rear elevation.



Analysis

Under Class A.1 (g) of the Town and Country Planning (General Permitted Development) (GDPO) (England) Order 2015, as amended, a single family dwelling can extend beyond the rear wall by 8 metres in the case of a terraced property, as long as it does not exceed 4 metres in height.

As set out in the GDPO, Class A.4 (2), the developer has provided sufficient information to support the application; application form, site location plan and additional plans.

The adjoining properties were consulted in accordance with A.4 (5) and no representation was received. Therefore A.4 (7) has not been triggered and impact on neighbouring amenity does not require further investigation.

It is considered that the details and documents provided with the application are sufficient and no further information is required under A.4 (8) to determine the proposed development.

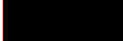
Conclusion

The proposed development complies with THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED, and it is considered PRIOR APPROVAL IS NOT REQUIRED, subject to the imposition of informatives relating to the extent of this prior approval, the development to accord with the information provided and requirement to comply with Building Regulations and Party Wall Act

Recommendation

Prior Approval not required.

(see draft Decision)

Case Officer:	Faye Walsh	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	07 August 2025	Dated:	7 th August 2025