



Delegated Report

Prior Approval Application

Planning Application No: 20250342

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-05 Rev A – Existing house and garage Plans and Elevations

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

8768-SK-21 – Plans and Elevations as Proposed

Relevant Planning History

Reference	Description	Decision	Decision Date
20250343	Application for a Proposed Lawful Development Certificate: Erection of two single-storey side extensions, single storey rear extension and a detached single-storey outbuilding.	Pending Consideration	
20250341	Application for a prior approval of a proposed; Enlargement of a dwelling by construction of additional storey with a maximum height of 10.6 metres of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA. The existing roof will be removed, the walls raised to the level of the first floor, and a new storey and roof formed to match that of the removed roof.	Pending Consideration	

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 Lan
- Glen Hurst, Pear Tree Lane

The expiry date for comments was 28.04.2025 and 1 comment, objecting to the scheme was received.

Summary of comment:

- Overdevelopment of site. Commenter was refused an extension on grounds of overdevelopment.

Consultees

Comments were also received from the parish and Dickens Protection Society and are noted below for information.

Shorne Parish Council

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.

Linked Applications ref 20250341 and 20250343 are noted, as is the declaration that the applicant has not sought pre-application advice.

The Parish Council OBJECTS STRONGLY to this application.

The submitted plans also show the proposed side extensions and outbuilding (see 20250343) so it must be made clear in any decision notice that this Application reference number is only related to the so-called rear extension.

In view of the considerable increase in built form that is proposed, and could ensue if all the applications were permitted, we consider that the floor area of all the proposed extensions and outbuilding must be taken together in considering the overall increase that is proposed.

“Rear extension”: The plans show that what is stated in the application title and labelled on plans as a “rear Extension” is actually a very large front extension (as relating to the roadway). We note that the “front door” of the house is (unusually) located on the rear elevation but that does not alter the relationship of the house to the roadway, on which the extension will have visual impact.

At 8.00m deep this disproportionate proposed extension is of much greater depth than the existing house, and will require significant engineering works. This proposed extension extends significantly in front of the building line and on its own increases the floor area of the house by about 150%, well more than the locally set “one-third” rule.

Ground contours: Topographical plans showing existing ground contours and the relationship to these of all the new extensions and outbuilding need to be provided.

Planting plans: We note that a large number of mature trees have been cleared on this site. Plans showing 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 “rear” extension fronts the roadway, and due to the impact on openness of the Green Belt, the proposal may not be permitted/lawful development or suitable for the Prior Approval mechanism.

Full planning application needed: As detailed above, a full planning application is required, which would also allow standard Conditions to be attached, including removal of permitted development rights for the site.

Dickens Protection Society

In the Society's view this should require a full planning application in view of the overall scale of the proposed changes to the building and their impact on the openness of the Green Belt.

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	Y 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	Eaves are 2.7m
(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 20250343 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

This application would fail 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. The *GPDO Technical Guidance interpretation of principal Elevation* is as follows:

Principal elevation: *in most cases the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house.*

There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation, for example on a corner plot, a view will need to be taken as to which of these forms the 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.



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. However, as assessed above the scheme fails as the proposed extension extends to the front and not the rear elevation.

The adjoining properties were consulted in accordance with A.4 (5) and 1 representation was received objecting to the scheme. Therefore A.4 (7) has been triggered and impact on neighbouring amenity does require further investigation.

The proposed extension to the front of the property (excluding the outbuilding and side extensions which are not included in this assessment), would be 28 metres from the shared boundary line with the Grange, to the south west and Glen Hurst to the North East. Given the single storey nature of the development and the significant distance from the neighbouring plots, there is considered to be little impact on residential properties in terms of overlooking, overshadowing or overbearing bulk.

However, as assessed previously the scheme fails as it would extend beyond the front elevation. This is the incorrect method to seek approval for this application. Should a full planning application be submitted for this scheme, it would be subject to assessment against the development plan policies and all material planning considerations, alongside residential amenity of neighbours.

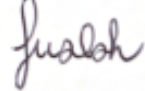
Conclusion & Recommendation

The proposed development would fail under A.1 (e) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended) as the enlarged part of the dwellinghouse would extend beyond a wall which forms the principal elevation of the original dwellinghouse. As such, the proposed development does not benefit from the provisions of Class A, Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and Planning Permission would be required.

Recommendation

Prior approval is refused. Planning permission is required for the proposed works.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	12th May 2025	Dated:	13 May 2025