

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20250681
Location	42 Cricketers Drive Meopham Gravesend Kent
Proposal:	Application for a Proposed Lawful Development Certificate for the hip to gable enlargement with rear dormer and installation of 2 roof lights in front roof slope.
Applicant:	Mr Krzysztof Twardy
Site Visit	N/A Desktop Assessment

Preliminary Matters

A representation was made which opposed to the above development however as this application is for a Proposed Lawful Development Certificate the assessment would not take neighbouring comments into account as the certificate is purely a question of law as to whether the proposal requires the benefit of planning permission.

Plans & Documents

- Application Form
- Site location Map
- Drawing No: CD42-10 (Existing Site Plan and Elevations)
- Drawing No: CD42-06 (Existing/Proposed First Floor Plans)
- Drawing No: CD42-07 (Proposed Second Floor Plans)
- Drawing No: CD42-11 (Proposed Roof Plans and Elevations)

Supplementary Information

- Design and Access Statement

Property Type

The property comprises a two storey semi detached house in use as a single family dwelling.



Material Consideration

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

Relevant Planning History

No relevant planning history.

Officer Assessment

Permitted Developments Rights Restrictions

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

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;	Y - But permitted under C
(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;	N/A N – See Officer Analysis

(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 N Y – But permitted under Class G
(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 Drawing CD42-11 (Proposed Roof Plan and Elevations)
(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 Y – Set back 340mm N/A
(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.	Y – Confirmed in Drawing CD42-11 (Proposed Roof Plan and Elevations) Y - As Above

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
(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.	Y – Permitted under Class G N/A
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.	Y – Confirmed Above Y - Confirmed Above

Class G – chimneys, flues etc on a dwellinghouse

The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

G.1	Development is not permitted by Class G if –	G.1
(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)	The height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or	N
(c)	In the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which (i) fronts a highway, and (ii) forms either the principal elevation or a side elevation of the dwellinghouse.	N N
(d)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N

Officer Analysis

Under Class B & C of the general permitted development order, a semi detached properties roof can be extended by way of a hip to gable enlargement and side/rear dormer on the basis that it does not exceed 50 cubic meters. The below calculations evidence that the roof does not exceed this threshold.

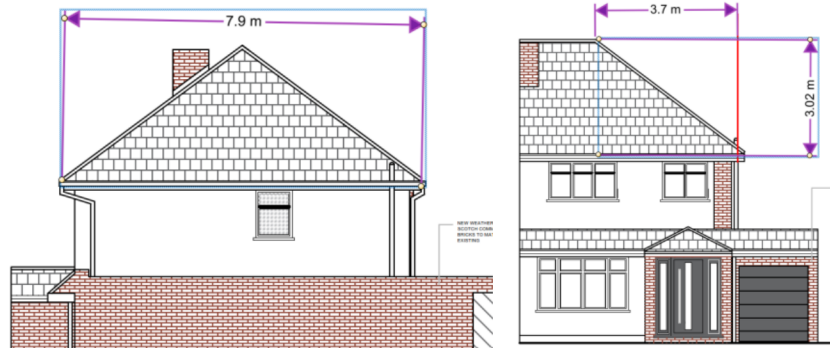
Hip to Gable Calculation

Base Calculation = $0.5(\text{Length} \times \text{Depth})$

$$0.5 (7.9 \times 3.7) = 14.62\text{m}^3$$

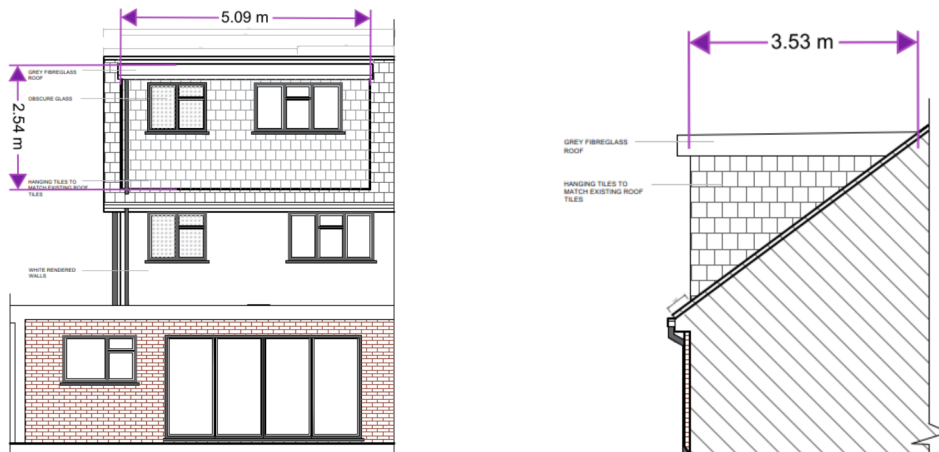
Hip to Gable Calculation = $\frac{1}{3}(\text{Base} \times \text{Height})$

$$\frac{1}{3}(14.62 \times 3.0) = 13.16\text{m}^3$$



Dormer Calculation

Dormer Formula = $\frac{1}{2} (\text{Length} \times \text{Height} \times \text{Depth})$



$$0.5 (5.0 \times 2.5 \times 3.5) = 21.87\text{m}^3$$

Roof Volume Total

$$21.87\text{m}^3 + 13.16\text{m}^3 = 35.03\text{m}^3$$

The proposed development also shows the alteration of a vent pipe at the rear of the property. The size of the pipe will not exceed the height of the original roof by more than one meter and so this is compliant with the requirements of Class G.

Conclusion

The proposed Hip to Gable Enlargement, Rear Dormer alterations, Front Roof Lights and Soil Vent Pipe Alterations falls within Schedule 2, Part 1, Class B, C & G of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and as such planning permission is not required.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	14th August 2025	Dated:	14th August 2025