

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20240901
Location	21 Greenhill Road Northfleet Gravesend Kent
Proposal:	Application for a Lawful Development Certificate in respect of demolition of existing garage and erection of new garage and gym outbuilding.
Applicant:	Mr J Singh
Site Visit	N/A Desktop Assessment

Plans & Documents

- Planning Application Form
- Drawing No: S01 P1 – Existing Block Plan with Location Plan
- Drawing No: S02 P1 – Proposed Block Plan;
- Drawing No: S03 P1 – Existing & Proposed Plans for rear outbuilding; and
- Drawing No: S04 P1 – Existing & Proposed Plans for rear outbuilding.

Property Type

The property comprises a 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 E - The provision within the curtilage of the dwellinghouse of –

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

E.1	Development is not permitted by Class E 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)	The total area of ground covered by building, enclosures and containers within the curtilage (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)	Any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;	N
(d)	The building would have more than a single storey;	N
(e)	The height of the building, enclosure or container would exceed – (i) 4 metres in the case of a building with a dual-pitched roof, (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of dwellinghouse, or (iii) 3 metres in any other case;	N/A N – 2.5M N/A
(f)	The height of the eaves of the building would exceed 2.5 metres;	N – 2.5M
(g)	The building, enclosure, pool or container would be situated within the curtilage of a listed building;	N

(h)	It would include the construction or provision of a verandah, balcony or raised platform;	N
(i)	It relates to a dwelling or a microwave antenna; or	N
(j)	The capacity of the container would exceed 3,500 litres	N
(k)	the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	N
E.2	In the case of any land within the curtilage of a dwellinghouse which is within – (a) An area of outstanding natural beauty; Development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.	N N
E.3	In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.	N

Officer Analysis

The proposed outbuilding will be situated next to the common boundaries shared with Nos. 19 and 23 Greenhill Road, however it will not exceed 2.5m and will have a flat roof form.



Conclusion

The proposed erection of an outbuilding falls within Schedule 2, Part 1, Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015. A Lawful Development Certificate can be granted.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	22nd November 2024	Dated:	25th November 2024