

Delegated Report

Prior Approval Larger Homes Extension

Application no:	20211407
Location	27 Lesley Close Istead Rise Gravesend Kent
Proposal:	Single storey rear extension with a depth of 6.00 metres, maximum height of 3.50 metres and eaves height of 3.00 metres.
Applicant:	Mr J Nesbitt
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form Dated 12 November 2021;
Site Location Plan (Scale 1:1250);
Existing Block Plan;
Proposed Block Plan;
Drawing no. 1 of 7 (Existing Ground Floor Plan);
Drawing no. 2 of 7 (Existing First Floor Plan);
Drawing no. 3 of 7 (Existing Elevations);
Drawing no. 4 of 7 (Proposed Ground Floor Plan);
Drawing no. 5 of 7 (Proposed First Floor Plan);
Drawing no. 6 of 7 (Proposed Elevations);
Drawing no. 7 of 7 (Proposed Section); and
Specification Notes.

Property Type

The property comprises a semi-detached chalet style bungalow in use as a single family dwelling.

Relevant Planning History

20210136	Erection of an attached garage, first floor front dormer extension, alteration from flat roof to a pitch roof and insertion of 3 roof light windows to existing ground floor rear extension.	PERMITTED	22.04.2021
20210247	Single storey rear extension with a depth of 6.00 metres, maximum height of 3.50 metres and eaves height of 3.00 metres.	PRIOR APPROVAL NOT REQUIRED	29.03.2021

20110070	Retention of the replacement outbuilding for use as garage/shed	PERMITTED	15.04.2011
20110045	Construction of dormer extension in front roof slope involving alteration to pitched roof on existing front extension and conversion of additional roof space into two bedrooms.	PERMITTED	18.03.2011
20101016	Construction of dormer extension in front roof slope and erection of first floor rear extension to provide three bedrooms, ensuite shower room/wc and dressing room.	REFUSED	31.12.2010
20071110	Erection of single storey front extension to form an enlarged bedroom.	PERMITTED	13.02.2008
20040645	Construction of a dormer extension in the rear roof slope and a dormer window in the front roof slope and conversion of the roof space into two bedrooms, store and an en-suite w.c./shower room.	PERMITTED	08.09.2004

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).

Consultation, 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;

- 1 Lewis Road
- 3 Lewis Road
- 26 Lesley Close
- 29 Lesley Close

The expiry date for comments was 7th December 2021 and no representations were received.

As no comments were received, section A.4 (7) of the GPDO has not been triggered and it is therefore not necessary to consider the impact on the amenity of any adjoining premises.

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 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 M, 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	Y (6m) N (3.5m)
(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 (6m) N (3.5m)
(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,	NA

	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;	NA
(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 (3m)
(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 dwelling; or	NA
(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	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;	NA
(b)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	NA
(c)	the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.	NA
(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).	NA
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	Y

	exterior of the existing dwellinghouse;	
(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	NA
(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.	NA

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 6 metres in the case of a semi-detached property, as long as it does not exceed 4 metres in height.

As stated 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.

Overall the information provided is in accordance with the parameters set out in the GDPO; 6 metres deep and a maximum height of 3.5 metres (roof lantern), with an eave height of 3 meters.

The adjoining properties were consulted in accordance with A.4 (5) and no representations were received. Therefore A.4 (7) has not been triggered and impact on neighbouring amenity does not require 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, the time limit for completion, notification of completion and requirement to comply with Building Regulations and Party Wall Act.

Recommendation: <u>PRIOR APPROVAL IS NOT REQUIRED</u>		
	Name/Signature	Date
Planning Officer	Faye Hobbs 	16 December 2021
Team Leader	Richard Hart	16 th December 2021

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Gravesham Borough Council