

Delegated Report

Prior Approval Extensions Application

Application no:	20211330
Location	137 Barr Road, Gravesend, Kent, DA12 4DX
Proposal:	Single storey rear extension with a depth of 6.00 metres, maximum height of 3.30 metres and eaves height of 3.00 metres.
Applicant:	Mr Qui
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form - dated 22/10/2021;
Ordnance Survey Site Location Plan (scale 1:1250);
Block Plan (scale 1:500);
Un-numbered plan drawing - Existing Ground Floor Plan - dated 22/10/2021;
Un-numbered plan drawing - Existing First Floor Plan - dated 22/10/2021;
Un-numbered plan drawing - Existing Roof Plan - dated 22/10/2021;
Un-numbered plan drawing - Existing Front Elevation - dated 22/10/2021;
Un-numbered plan drawing - Existing Rear Elevation - dated 22/10/2021;
Un-numbered plan drawing - Existing East Elevation - dated 22/10/2021;
Un-numbered plan drawing - Existing Section A - dated 22/10/2021;
Un-numbered plan drawing - Existing Section B - dated 22/10/2021;
Un-numbered plan drawing - Proposed Ground Floor Plan - dated 22/10/2021;
Un-numbered plan drawing - Proposed First Floor Plan - dated 22/10/2021;
Un-numbered plan drawing - Proposed Roof Plan - dated 22/10/2021;
Un-numbered plan drawing - Proposed Front Elevation - dated 22/10/2021;
Un-numbered plan drawing - Proposed Rear Elevation - dated 22/10/2021;
Un-numbered plan drawing - Proposed East Elevation - dated 22/10/2021;
Un-numbered plan drawing - Proposed Section A - dated 22/10/2021; and
Un-numbered plan drawing - Proposed Section B - dated 22/10/2021.

Plan Error

The proposed roof plan drawing does not show the rear extension hereby proposed. This is not considered to be an issue as the extension is shown on the proposed ground floor and proposed first floor plan drawings.

Property Type

A semi-detached property in use as a single family dwelling

Proposal

The application seeks prior approval under Class A, Part 1 Schedule 2 and Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the erection of a single storey rear extension with a depth of 6 metres, a maximum height of 3.3 metres and an eaves height of 2.8 metres.

Relevant Planning History

Application No.	Description	Status	Decision
20200050	Conversion of C3 Dwelling House into 3 x self-contained unit(s) with the construction of a single-storey rear extension, double storey rear; side extension, hip to gable roof conversion, single storey rear outbuilding, minor alterations to the front forecourt and soft landscaping.	REFUSED	17.04.2020
20191001	Conversion of C3 Dwelling House into 3 x self-contained unit(s) with the construction of a single-storey rear extension, double storey rear; side extension, hip to gable roof conversion, single storey rear outbuilding, minor alterations to the front forecourt and soft landscaping.	WITHDRAWN	15.11.2019
20190019	**REVISED PLANS** Erection of a two storey side extension.	PERMITTED	08.04.2019
20190018	Erection of a two storey rear extension.	PERMITTED	13.03.2019
20190017	Application for a Lawful Development Certificate in respect of the proposed construction of a dormer extension in the rear roof slope incorporating a hip to gable roof alteration and conversion of the roof space into habitable rooms.	CERTIFICATE REFUSED	04.03.2019
20190016	Single storey rear extension with a depth of 6 metres, maximum height of 3.3 metres and eaves height of 2.8 metres.	PRIOR APPROVAL IS NOT REQUIRED	19.02.2019
20171355	Erection of a four bedroom detached dwelling.	REFUSED	25.04.2018

20130070	Application for renewal of planning permission reference number 20100302 for erection of two storey side extension to form a dining room and wc at ground floor level with enlarged bedroom and ensuite bathroom/wc at first floor level and erection of a porch at the rear.	PERMITTED	28.03.2013
20100614	Application for approval of condition 4 attached to planning permission reference number 20100302 relating to the removal of the window at front and installation of new window in side elevation.	WITHDRAWN	02.02.2011
20100302	Erection of two storey side extension to form a dining room and wc at ground floor level with enlarged bedroom and ensuite bathroom/wc at first floor level and erection of a porch at the rear.	PERMITTED	01.06.2010

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;

- 4 Thong Lane, Gravesend, Kent
- 6 Thong Lane, Gravesend, Kent
- 135 Barr Road, Gravesend, Kent
- 139 Barr Road, Gravesend, Kent
- 141 Barr Road, Gravesend, Kent

No representations were received from the neighbouring properties consulted in this prior approval application. The consultation period expired 16th November 2021.

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 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 (6m) N (3.3m)
(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 (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	N/A
(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
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
(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

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. When measured on the plans provided the dimensions appear to be different to those stated on the application form, albeit below the parameters specified under Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

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	<i>Ethan Bonthron</i>	3 rd December 2021
Principal Planner/ Manager	Richard Hart / <i>R Hart</i>	3 December 2021