

Sunnyside, Round Street, Cobham, Gravesend, DA13 9AY.

Lawful Development Certificate Application.

**3 Metre Deep Single Two Storey Rear Extension And Single Storey Side Extension
Less Than Half The Width of The Original House.**

Sunnyside is a semi-detached two storey house with attached stable building located to the rear of the house.

The garden plot is substantial and is triangular extending both behind the house and north along Round Street.

The proposal.

The proposed side extension is a single storey side extension being added to the original side wall of the house with a maximum overall height of 3 metres. The width is 4 metres which is less than half the overall width of the original house.

The two storey rear extension extends from the original rear wall by 3 metres. The extension is over 2 metres from the side boundary and eaves height is not taller than the existing eaves.

The extension will be in facing brick to match the existing house elevations. The roof to the two storey extension will be in roof tiles to match the main house.

The existing single storey toilet extension to the rear will be demolished, however, please see the drawings shown in a dotted line the position of this extension and also show that the two storey proposed extension doesn't join to it.

A new soil and vent pipe will be installed which will not be taller than the main roof or indeed the new extension roofs.

The photograph below shows the rear elevation to the house and the attached property.

As mentioned, the existing single storey extension will be demolished and so will the sheds behind this extension.



Planning.

Householder permitted development rights are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (“the Order”) as amended. Part 1 of Schedule 2 to the Order sets out the permitted development rules concerning what enlargements, improvements, alterations and other additions a householder may make to their house and the area around it without the need for an application for planning permission.

Class A1 (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

Any enlargement, improvement, or alteration to a house must not exceed the height of the highest part of the roof of the existing house. If it does, an application for planning permission will be required.

The highest part of the roof of the existing house will be the height of the ridge line of the main roof (even though there may be other ridge lines at a lower level) or the height of the highest roof where roofs on a building are flat.

Chimneys, firewalls, parapet walls and other protrusions above the main roof ridge line should not be taken into account when considering the height of the highest part of the roof of the existing house.

(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

For the purpose of measuring height, the eaves of a house are the point where the lowest point of a roof slope, or a flat roof, meets the outside wall.

The height of the eaves will be measured from the ground level at the base of the external wall of the extension to the point where the external wall would meet (if projected upwards) the upper surface of the roof slope. Parapet walls and overhanging parts of eaves should not be included in any calculation of eaves height.

Side extension rules, where a side extension is not permitted:

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

Where an extension is beyond any side wall, the restrictions in (j) will apply. Any extension can only be a single storey, must be less than 4 metres in height and cannot be more than half the width of the original house. The width of the original house should be calculated at its widest point.

Two storey rear extension

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

Any enlargement, improvement, or alteration to a house must not exceed the height of the highest part of the roof of the existing house. If it does, an application for planning permission will be required.

The highest part of the roof of the existing house will be the height of the ridge line of the main roof (even though there may be other ridge lines at a lower level) or the height of the highest roof where roofs on a building are flat.

Chimneys, firewalls, parapet walls and other protrusions above the main roof ridge line should not be taken into account when considering the height of the highest part of (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**

For the purpose of measuring height, the eaves of a house are the point where the lowest point of a roof slope, or a flat roof, meets the outside wall.

The height of the eaves will be measured from the ground level at the base of the external wall of the extension to the point where the external wall would meet (if projected upwards) the upper surface of the roof slope. Parapet walls and overhanging parts of eaves should not be included in any calculation of eaves height.

Extensions of more than one storey must not extend beyond the rear wall of original house by more than three metres or be within seven metres of any boundary opposite the rear wall of the house. The roof pitch of extensions higher than one storey should match that of the existing house, as far as is practicable.

Permitted development

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

Development not permitted

G.1 Development is not permitted by Class G if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class **[F54G,]** M, **[F55MA,]** N, P **[F56, PA]** or Q of Part 3 of this Schedule

(changes of use);

(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; **F57...**

(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 **[F58; or]**

The house is not within article 2(3) land. Installing a new vent pipe that is not taller than the highest part of the roof is permitted development under Class G

Design

The design, external materials and roof pitch propose are in keeping with the house.

Access

The house is located in a rural position where it is likely that travel by car is the most frequent method of transport. However, there are bus services running along Sole Street leading to Higham and Cliffe or to Meopham and Vigo. There is a mainline railway station at Sole Street which is within walking distance and a short cycle ride away. There are cycle storage facilities at the station.

END

