

Supporting Statement

**82 Cross Lane East, Gravesend, Kent
DA12 5HB**

Lawful Development Certificate for
proposed 3m deep single-storey rear
extension with flat roof



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Project reference: PR4533

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1 Introduction

- 1.1 This Supporting Statement has been submitted in support of an application for the following development at 82 Cross Lane East, Gravesend, Kent DA12 5HB (hereafter referred to as 'the Site'):

Lawful Development Certificate for proposed 3m deep single-storey rear extension with flat roof

- 1.2 The proposed development affects the following Land Registry title(s):

Title Number	Description	Owner
K342712	82 CROSS LANE EAST, GRAVESEND DA12 5HB	The Applicant

- 1.3 The application is accompanied by the following plans and documents:

- 4533.ON – Supporting Statement
- 4533 – 01 Site Location Plan
- 4533 – 02 Pre-Existing Block Plan
- 4533 – 03 Pre-Existing GF Plan
- 4533 – 04 Pre-Existing Elevations
- 4533 – 05 Existing Block Plan
- 4533 – 06 Existing GF Plan
- 4533 – 07 Existing Elevations
- 4533 – 08 Proposed Block Plan
- 4533 – 09 Proposed GF Plan
- 4533 – 10 Proposed Elevations

2 Site Context

- 2.1 The Site is situated on the south side of Cross Lane East and comprises a two-storey, semi-detached dwelling, which is situated on a 422m² plot of land, amongst other residential units.
- 2.2 The property benefits from a vehicular crossover from Cross Lane East, as well as hardstanding with hedging adjacent to the highway, enabling a degree of off-street parking within the front garden.
- 2.3 Internally, the dwelling comprises a porch, a sitting room, a dining room, a kitchen/breakfast room and a shower room, which are situated on the ground floor. There are four bedrooms on the first floor, all of which vary in size, with the largest being 16.8m² and the smallest being 7.2m².
- 2.4 The principal elevation comprises red brick at ground level, cement render to the upper storeys, and black-and-white timber detailing above the first-floor bay window. The windows are white UPVC, whilst the guttering and downpipes are black plastic.
- 2.5 The property has previously been extended by virtue of a single-storey addition to the rear. There is also a detached outbuilding that sits on the boundary shared with No.84 to the east. The land levels slope downwards in a north-to-south direction, and as such, the land levels to the rear garden fall downwards away from the rear elevation.
- 2.6 In a wider context, the Site forms part of the built-up area of Gravesend, which is densely populated with detached, semi-detached and terraced housing and is approximately 1 mile from Gravesend Station, which offers transport links to London.
- 2.7 This Site is the subject of the following planning constraints and characteristics:
- Flood Zone 1

3 Relevant History

3.1 The following records are understood to be relevant to the Site:

[Erection of a conservatory at the rear.](#)

Ref. No: 20070004 | Status: Application Permitted

[Retrospective application for retention of existing wooden privacy screen attached to existing boundary wall and fence.](#)

Ref. No: 20241078 | Status: Application Permitted

[Retention of the raised deck, and proposed installation of 1.00m balustrade on the raised deck along with an increase in the height of the boundary fencing](#)

Ref. No: 20250735 | Status: Refused on the grounds that the increased fence height and the scale and position of the raised decking would result in poor design, harming the character of the rear garden and causing unacceptable impacts on neighbouring amenity.

3.2 A pre-application was submitted in connection with the decking (GBC reference: PRE20240133). The response, dated 17th June 2024, advised that planning permission was likely to be forthcoming, having taken account of the design, character and appearance, as well as living conditions in relation to the decking.

4 Proposed Development

4.1 The application entails the following elements:

- Single-storey rear extension.
- To extend 3m from the original rear wall of the dwelling and be 4.8m wide.
- Roof height to be 2.6m from the ground level.
- Eaves to be 2.3m from the ground level.
- To facilitate the creation of additional space in the kitchen and the living/dining room.
- To comprise a single-ply membrane flat roof.
- White UPVC window on the west elevation.
- White UPVC door on the east elevation.
- Pebble-dash render on the south and west elevations.
- Black metal gutters and downpipes.
- Black aluminium windows on the south elevation.
- Red facing brickwork on the south elevations.

5 Compliance with PD Legislation

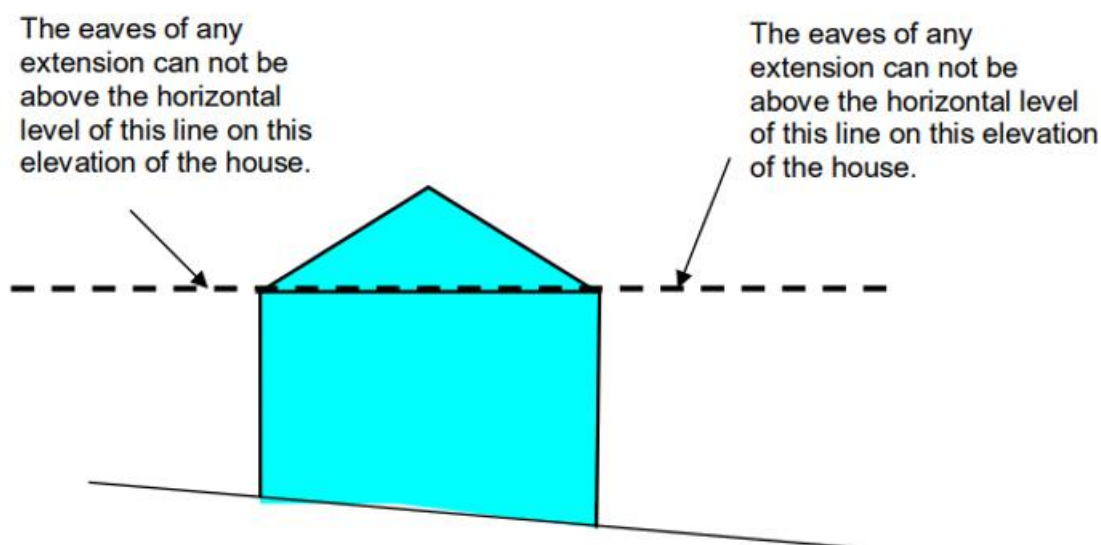
Development is not permitted under Part 1, Class A of the GPDO

5.1 Paragraph A.1 sets out the exceptions to when the permitted development rights would not apply.

- (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 (change of use) – **This is not the case.**
- (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) – **This will not be the case.**
- (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 dwelling house – **This will not be the case.**
- (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 – **This will not be the case.**
- (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 – **This will not be the case.**
- (f) 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 – **This will not be the case.**
- (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 – **This will not be the case.**
- (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 – **The proposal is for a single storey extension, so this is not relevant.**

- (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 – **This will not be the case. The General Permitted Development Order (GPDO) states that where a house is built on sloping ground, the height of the eaves on the existing house should be measured in terms of the elevation from which any extension of a house is to be made (in this case, the rear).**

The GPDO also defines height as measured from 'ground level', but where ground level is not uniform, the 'ground level' is the highest part of the surface of the ground next to the building. This is clearly demonstrated in the illustrations in the GPDO and is highlighted below. Therefore, measured from the highest point of the adjacent ground, the eaves of the proposed rear extension will not exceed 3m in height and thus accords with criteria (i) of Part 1, Class A of the GPDO.



- (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 – **This is not relevant as the proposal is a rear extension.**
- (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) – **This will not be the case.**
- (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 – **This will not be the case.**

- 5.2 Paragraph A.2 is not considered necessary since the dwelling is not situated on article 2(3) land.
- 5.3 Paragraph A.3 states development is not permitted by Class A, subject to the following conditions:
- (a) The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse – **The submitted drawings confirm that the external materials will be of a similar appearance to the existing.**
 - (b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwelling shall 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 – **There are no first-floor windows, as this is a single storey extension, so this is not relevant.**
 - (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 – **The enlarged part of the dwelling does not have more than a single storey, so this is not relevant.**

6 Conclusions

- 6.1 Sufficient information has been provided to support the application. It has been demonstrated that the proposal is in accordance with the criteria set out in the GPDO (2015) (as amended).
- 6.2 As such, the Council is respectfully requested to issue a Lawful Development Certificate relating to the proposed single-storey rear extension.