

Delegated Report

Prior Approval Extensions Application

Application no:	20250534
Location	50 Henley Deane Northfleet Gravesend Kent
Proposal:	Prior approval application for a single storey rear extension with a depth of 5.60 metres, maximum height of 3.86 metres and eaves height of 2.70 metres with roof lights.
Applicant:	Mr Gurtej Singh Pannu
Site Visit	N/A Desktop Assessment

Plans & Documents

Application Form Dated 26/05/2025;
Drawing Number A101 (Site Location Plan and Block Plans – Existing and Proposed);
Drawing Number A102 (Ground Floor Plans – Existing and Proposed);
Drawing Number A103 (Roof Plans – Existing and Proposed);
Drawing Number A204 (Front and Rear Elevations – Existing and Proposed); and
Drawing Number A205 (Side Elevations – Existing and Proposed).

Property Type

50 Henley Deane is a semi-detached dwelling house

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 3.00 metres, a maximum height of 3.86 metres and an eaves height of 2.70 metres.

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)

Neighbouring Properties

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;

- 48 Henley Deane
- 52 Henley Deane
- 1 The Clovers
- 2 The Clovers

No representations were received from the neighbouring properties consulted in this prior approval application. The consultation period expired on the 19th June 2025.

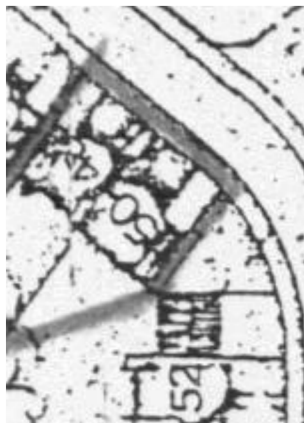
Relevant Planning History

Reference	Description	Decision	Decision Date
20241137	Erection of a single storey side extension with 4 rooflights	Refused	03.02.2025
20240731	Erection of single storey side extension, first floor side extension with roof lights and reduction to garage and alterations to fenestration.	Refused	01.10.2024
20240732	Application for a Proposed Lawful Development Certificate in respect of loft conversion with rear dormer and roof lights to front roof slope.	Certificate Granted	30.09.2024
20110395	Continued use of attached garage as a granny room and the detached garage at the side as a gym/store.	Permitted	27.06.2011
20020390	Erection of a detached garage at the side.	Permitted	07.08.2002
19870362	Erection of single storey rear extension to form enlarged lounge diner	Permitted	04.09.1987

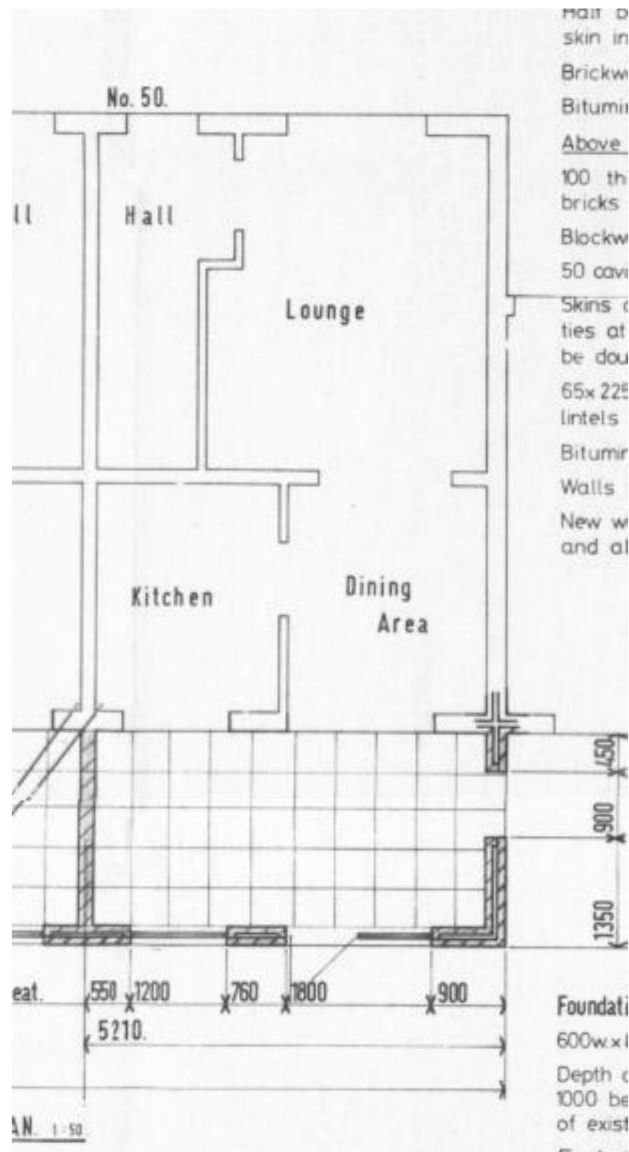
Preliminary Matters

The original dwelling has previously been extended to the rear. The application form and plans submitted show the proposed extension of 3m from the existing rear extension:

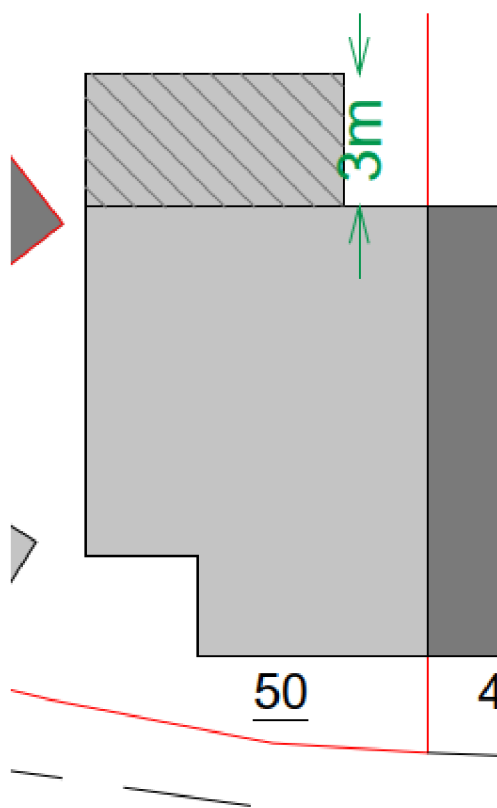
Existing Footprint



Approved Plans for Rear Extension 19870362



Block Plan for application 20250534



Measurements used within the assessment below will be from the original rear wall of the host dwelling and will be inclusive of the existing rear extension.

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 5.6m N 3.86m
(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 5.6m N 3.86m
(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 2.70m
(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 5.6m
(k)	it would consist of or include –	

	(i) the construction or provision of a verandah, balcony or raised platform,	N
	(ii) the installation, alteration or replacement of a microwave antenna,	N
	(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	N
	(iv) an alteration to any part of the roof of the dwellinghouse	N
	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;	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 set out in the GDPO, Class A.4 (2), the developer has provided sufficient information to support the application.

The information provided show the proposed development is within the parameters set out in the GPDO; 5.6 metres deep, a maximum height of 3.86 metres, with an eave height of 2.7 metres. As aforementioned, the application form and plans show different measurements to those within the officer assessment due to the existing rear extension.

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

Recommendation: <u>PRIOR APPROVAL IS NOT REQUIRED</u>
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Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	7th July 2025	Dated:	8th July 2025