

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20250324
Location	110 St Dunstans Drive Gravesend Kent DA12 4BQ
Proposal:	Application for a Proposed Lawful Development Certificate; Removal of chimney stack; Conversion of roof space to form habitable rooms. Erection of rear dormer with hip to gable roof alterations and 3no. rooflights to front roof slope.
Applicant:	Ms Pauline Mbatl
Site Visit	N/A Desktop Assessment

Plans & Documents

Application form
Site location plan
Drawing no. 25111 - A - DR - AR - E - 00 – 02 (existing site plan)
Drawing no. 25111 - DR - AR - E - 01 – 01 (existing floor plans)
Drawing no. 25111 - DR - AR - E - 01 – 02 (existing roof plan)
Drawing no. 25111 - DR - AR - E - 02 – 01 (existing section)
Drawing no. 25111 - DR - AR - E - 03 – 01 (existing elevations)
Drawing no. 25111 - A - DR - AR - P - 00 – 02 (proposed site plan)
Drawing no. 25111 - DR - AR - P - 01 – 01 (proposed floor plans)
Drawing no. 25111 - DR - AR - P - 01 – 02 rev B (proposed roof plans)
Drawing no. 25111 - DR - AR - P - 02 – 01 rev A (proposed section A-A)
Drawing no. 25111 - DR - AR - P - 03 – 01 rev A (proposed elevations)

Property Type

The property comprises a semi-detached two storey dwelling with a single storey front extension and driveway laid to paving.

Material Consideration

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Relevant Planning History

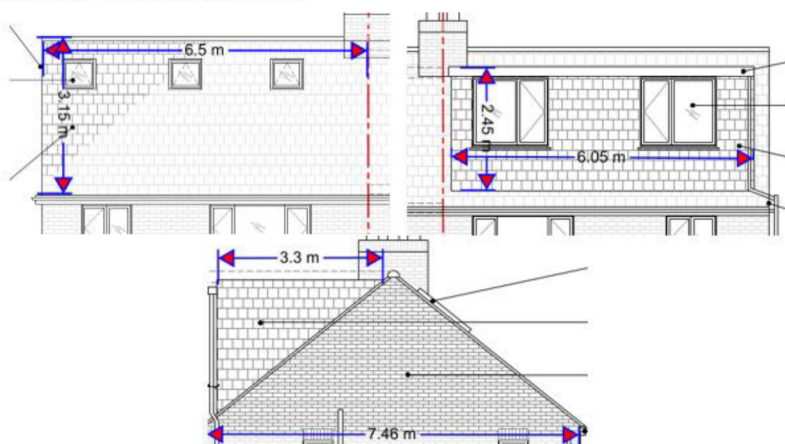
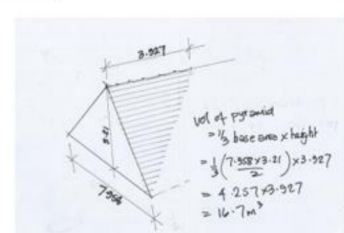
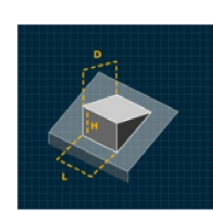
None.

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 B - The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

1, Original Roof Volume (m ³)	
2. Existing Roof Extensions (m ³)	
Proposed Roof Volume (m ³)	20250324 – Volume Calculations  <u>Hip to Gable</u> $\frac{1}{3} (7.45 \times 3.15 / 2) \times 3.6$ $\frac{1}{3} (23.4675 / 2) \times 3.6$ $\frac{1}{3} 11.73375 \times 3.6$ $3.91125 \times 3.6 = 14.08\text{m}^3$  <u>Dormer</u>  Height (metres) 2.45 Depth (metres) 3.3 Length (metres) 6.05 Total Volume: 24.46 Calculate Volume Reset Total Volume Increase = 14.08m³ + 24.46m³ = 38.54m³

B.1	Development is not permitted by Class B if –	Y/N
(a)	Permission to use the dwellinghouse as a	N

	dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);	
(b)	Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;	N
(c)	Any part of the dwellinghouse would, as a result of the works, extend, beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;	N
(d)	The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than – (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case;	N – see calculations above
(e)	It would consist of or include – the construction or provision of a verandah, balcony or raised platform or the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or	N
(f)	The dwellinghouse is on article 2 (3) land	N
B.2	Development is permitted by Class B subject to the following conditions –	Y/N
(a)	The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Y – the materials are shown to be tile hanging
(b)	The enlargement must be constructed so that – (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side – extension (aa) the eaves of the original roof are maintained or reinstated; and (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the	Y

	outside edge of the eaves; and (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house; and	
(c)	Any window inserted on 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.	N/A

Class C - Any other alteration to the roof of a dwellinghouse.

C.1	Development is not permitted by Class C if -	Y/N
(a)	permission to use the dwelling 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)	the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;	The plans confirm the rooflights to not protrude more than 0.15m from the roof slope
(c)	it would result in the highest part of the alteration being higher than the highest part of the original roof;	N
(d)	it would consist of or include – (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.	N
C.2	Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be-	N/A

	(a) obscure-glazed; and (b) 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.	
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The proposed hip to gable extension, rear dormer and rooflights comply with Article 3, Part 1, Class B and C of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. Therefore, the development proposed comprises Permitted Development, and a Lawful Development Certificate can be granted.

Recommendation: Permit Lawful Development Certificate

Case Officer:	Mrs Alison Webster	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	17th June 2025	Dated:	17 June 2025