

Delegated Report

Application no:	20230973
Location	1 Cheshunt Close, Meopham Kent DA13 0HU
Proposal:	Prior approval application for the erection of a single storey rear extension with a depth of 5 metres, maximum height of 3.515 metres and eaves height of 2.325 metres.
Applicant:	Mr And Mrs Sean And Alison Clarke
Site Inspection?	Desktop Assessment

Plans & Documents

- Application Form
- Site Location Map
- Base Plan
- Conservatory Layout
- Conservatory Elevations and Roof Plan
- Existing Block Plan
- Proposed Block Plan

Property Type

Detached Bungalow



Relevant Planning History

No relevant planning history

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)

Consultation, 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;

- The Timbers Melliker Lane Meopham Gravesend
- 3 Cheshunt Close Meopham Gravesend

The expiry date for comments was 09.10.2023 and one objection was received.

The points raised in the objection were:

- Negative effect on the character and appearance on the local area, and impact to properties in a conservation area
- Poor Quality of the proposed build.
- Detrimental impact on neighbouring amenities in a conservation area and Overshadowing/ loss of privacy

Officer Assessment

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Listed Building 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 3.3m
(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 Y
(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	N/A N – MAX 3.3M
(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/A 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 N
(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 – 2.2m

(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 – 3.3m N Y – 5.1M WIDTH ORIGINAL HOUSE 9.5M
(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 subparagraphs (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
A.2	In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –	
(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 subparagraphs (b) and (c).	N/A
A.3	Development is 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) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	No details provided on existing materials however as per google images the existing property is red brick which matches the proposed.
(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 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

Whilst the proposal describes the extension as being a rear extension the frontage of the property including the entrance door faces Cheshunt Close making the proposed extension a side extension.

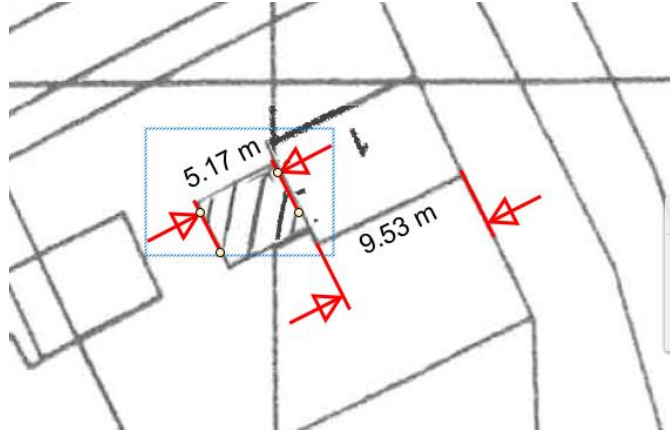


Under Class A para **A.1 (e) ii** Development is **not** permitted by Class A if the enlarged part of the dwellinghouse would extend beyond a wall which *fronts a highway and forms a side elevation of the original dwellinghouse*;



Furthermore under Class A para **A.1(j)** Development is **not** permitted by Class A when *the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse*.

The proposed extension is shown as having a width of 5.1m, the original dwelling house has a width of 9.5m and so the proposed exceeds the parameters of Class A para A.1(j).



Under Paragraph A.4(3)b of Class A, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The local planning authority may refuse an application where the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

Based on the submitted information there is sufficient information provided under Class A of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

The adjoining properties were consulted in accordance with paragraph A.4 (5) and one representation was received. Under Class A.4 (7) of the GPDO the impact on neighbours' amenity requires investigation; the material planning concerns raised are set out in the Consultations, Publicity and Representations section above.

As the application has failed under Class A.1 (e) and (j) there is not requirement to further investigate neighbour impacts.

Conclusion

The submission fails to comply with Paragraphs A.1 (e)(ii) and (j) (iii) of Class A, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the application is refused in accordance with Paragraph A.1 (e)(ii) and (j) (iii) of Class A, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation: PRIOR APPROVAL IS REQUIRED		
	Name/Signature	Date
Planning Officer		11/10/2023
Principal Planner/ Manager	Richard Hart / R Hart	17 th October 2023

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