

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20230231
Location	57 Truro Road Gravesend Kent DA12 5RQ
Proposal:	Application for a Proposed Lawful Development Certificate in respect of the loft conversion consisting of a hip-to-gable roof alteration, rear dormer and velux windows
Applicant:	Mrs Tanja Turner
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application Form
- Proposed Block Plan
- Existing Block Plan
- Existing Elevations
- Existing floor and roof plans
- Site Location Map
- Revised Proposed Floor and Roof Plans
- Revised Proposed Elevations
- Revised Roof Calculations

Superseded

- ~~Proposed Floor and Roof Plans~~
- ~~Proposed Elevations~~
- ~~Roof Calculations~~

Property Type

The property comprises an end of terrace house.



Material Consideration

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

Relevant Planning History

No relevant planning history.

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.

B.1	Development is not permitted by Class B 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)	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 - 37.21m3 N/A
(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 – Confirmed by Agent in writing
(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	Y Y – Set

	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 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	back over 200mm N – set within the face of all external walls
(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 N/A

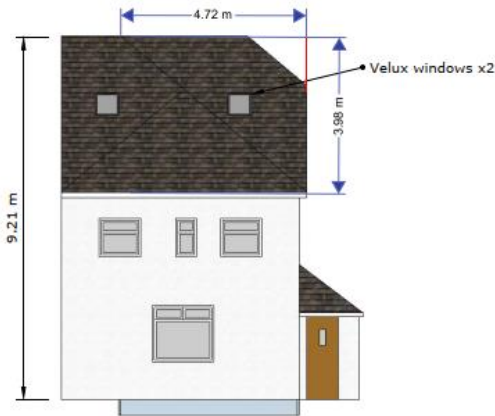
Class C - Any other alteration to the roof of a dwellinghouse.

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;	N – Confirmed in Writing by Agent
(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 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- (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.	N/A N/A

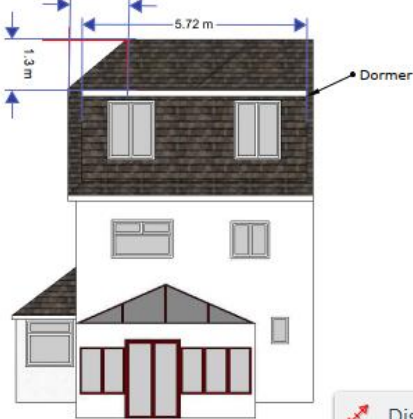
Officer Analysis

Hip to Gable Calculation

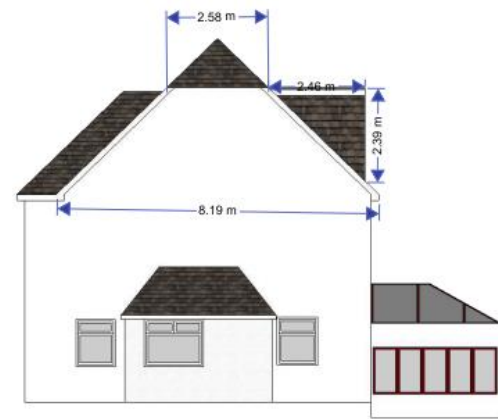
Base Calculation = $0.5(\text{Length} \times \text{Depth})$



East Elevation



South Elevation



$$0.5 (8.19 \times 4.7) = 19.24\text{m}^3$$

Hip to Gable Calculation = $\frac{1}{3}(\text{Base} \times \text{Height})$

$$\frac{1}{3}(19.24 \times 3.98) = \mathbf{22.98}$$

Dormer Calculation

Dormer Formula = $\frac{1}{2} (\text{Length} \times \text{Height} \times \text{Depth})$

$$0.5 (5.7 \times 2.39 \times 2.46) = 16.75\text{m}^3$$

Barn Hip deduction

$$(1.3 \times 1.5 \times 2.58) 0.5 = 2.52\text{m}^3$$

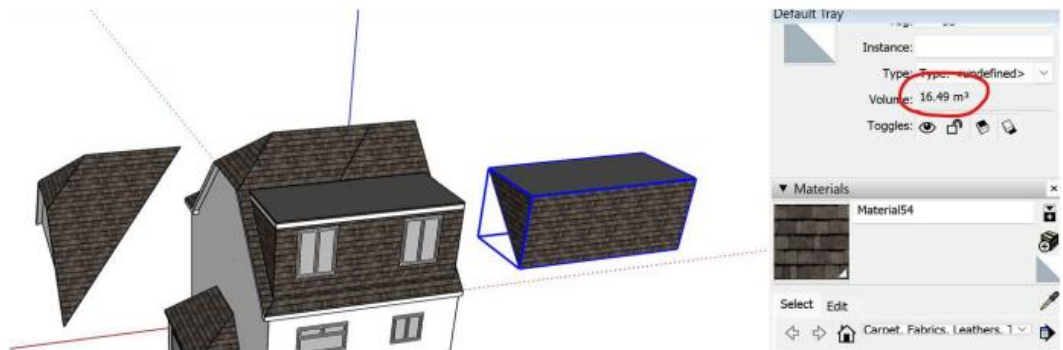
$$\text{Roof Volume Total } 22.98 + 16.75 = 39.73 - 2.52 = \mathbf{37.21\text{m}^3}$$

Under the General Permitted Development Order a terrace property is able to increase the roof space by a maximum of 40 cubic meters. The proposed increase would 37.21m3 which falls within the parameters of the Permitted development order and as such the proposal is deemed lawful.

It was noted that the agents calculations were slightly above the calculations made by the Local Planning Authority. However the submission was also showing under 40 cubic meters which is lawful

Total Roof Volume Increase = 38.46m3

Dormer Volume = 16.49m3



Hip to Gable Conversion = 21.97m3



Conclusion

The proposed rear dormer and hipped to barn hipped roof alterations falls within Schedule 2, Part 1, Class B & C of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended and as such planning permission is not required.

Recommendation: Permit Lawful Development Certificate

	Name/Signature	Date
Planning Officer		02/05/2023

Team Leader		02 May 2023
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