

Delegated Report

Lawful Development Certificate (Proposed)

Application no:	20260578
Location	86 Leander Drive Gravesend Kent DA12 4NE
Proposal:	Application for a Proposed Lawful Development Certificate; for a hip-to-gable roof extension with rear dormer and front rooflights, to enable conversion of the existing loft space into habitable rooms.
Applicant:	Mr Mohammad
Site Visit	N/A Desktop Assessment

Preliminary Matters

During the course of the application, it was noted that there was no information provided with regards to the proposed external materials. In order to comply with schedule 2, Part 1, Class B.2 (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*. As such the agent was contacted, and confirmed by email that *all proposed external materials, including the roof tiles, dormer finishes, windows, fascias and soffits, will be of a similar appearance to those used on the existing dwellinghouse*.

Plans & Documents

Application Form;
Volume Calculations;
Drawing No. 001 Rev. A – Site Location Plan and Block Plans – Existing and Proposed;
Drawing No. 002 Rev. A – Floor Plans – Existing;
Drawing No. 003 Rev. A – Elevations – Existing;
Drawing No. 004 Rev. A – Elevations – Proposed;
Drawing No. 005 Rev. A – Floor Plans – Proposed; and
Drawing No. 006 Rev. A – Roof Plans – Existing and Proposed.

Property Type

86 Leander Drive is a two storey semi-detached property.

Material Consideration

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20070520	Erection of single storey front/side extension to form porch and w.c in substitution of the scheme previously permitted under reference no. GR/2007/157.	Permitted	17.07.2007
20070157	Erection of single storey front/side extension to form porch and w.c in substitution of the scheme previously permitted under reference no. GR/2007/157.	Permitted	17.07.2007

In addition to the above, application 20260579 for the erection of a single-storey side/rear extension is pending consideration at this time.

Permitted Development Restrictions

The decision notices for the above approvals include permitted development right restrictions. However, these do not relate directly to the development proposed within this application and therefore does not impact the assessment of this application.

Officer Assessment

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Conservation Area)	N
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	(N/A)

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

1. Original Roof Volume (m ³)	See below
2. Existing Roof Extensions (m ³)	See below
Remaining Roof Volume (m ³)	No previous enlargement, as such full allowance (50sqm) remains

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 G M, MA, 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/A N 34.57sqm
(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 N
(f)	The dwellinghouse is on article 2 (3) land	N
(g)	The dwellinghouse is built under part 20 of this Schedule (construction of new dwellinghouses); or	N
(h)	The existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).	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
(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 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	(Y) Y 0.20m N it does not
(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.

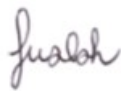
C.1	Development is not permitted by Class C if -	Y/N
(a)	permission to use the dwelling as a dwellinghouse has been granted only by virtue of	

	Class G, M, MA, 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 No projection shown on plans
(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
(e)	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	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 N

Conclusion

The proposed development complies with **Schedule 2, Part 1, Classes B and C of THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED** and the **LAWFUL DEVELOPMENT CERTIFICATE** is **GRANTED**

Recommendation: Grant Lawful Development Certificate

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	15th July 2026	Dated:	15 July 2026