Lawful Development Certificate Proposed application					
Application ref	24/02485/LDCPR	**Officer**	Hannah Donnellan	**Date**	12/11/2024
Address	30 Old London Road Badgers Mount Kent TN14 7AE				

Description of proposal

Loft conversion with rear dormer extension and 1 No of rooflight to the front roof slope and erection of a detached outbuilding at rear.

Relevant planning history

17/00146/HOUSE	Demolition of existing garage and the erection of a two storey side and single storey front and rear extensions.	GRANT	21/03/2017

Have permitted development rights been removed? Y/N	**N**

Further comment:
The property appears on aerial photography pre-dating 1948 and therefore does not have the benefit of original planning permission. Permitted development rights have been removed for first floor side windows only.

Article 2(3) land:

Area of Outstanding Natural Beauty (AONB)		**Conservation Area (CA)**		**N/A**	**X**

CLASS B – The enlargement of a house consisting of an addition or alteration to its roof.

B1. Development is not permitted by Class B if -

		Complies (Y/N)	Comments
(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 (change of use).	Y	
(b)	Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof.	Y	
(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 principle elevation of a dwellinghouse and fronts a highway.	Y	
(d)	The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than –	Y	The combined cubic volume (dormer and two storey extension) would not exceed 50 cubic metres.

	(i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case.		
(e)	It would consist of or include – (i) the construction or provision of a veranda, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe.	Y	
(f)	The dwellinghouse is on article 2(3) land.	Y	
(g)	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses); or	Y	
(h)	The existing building has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys)	Y	
B2. Development is permitted by Class B subject to the following conditions –			
(a)	The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.	Y	Materials would match the existing.
(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 dwellinghouse	Y	
(c)	Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be – (i) obscure-glazed, and (ii) non-opening unless the parts of	N/A	

	the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.		

Class B Interpretation	
Comments if any:	The proposed dormer would be attached to the roof of the original dwelling.

CLASS C – Other alterations to the roof of a dwellinghouse.			
C1. Development is not permitted by Class C if -			
		Complies (Y/N)	**Comments**
(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 (change of use).	Y	
(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.	Y	The roof light would not project more than 0.15m from the roof plane as per the proposed drawings and information provided within the application form.
(c)	It would result in the highest part of the alteration being higher than the highest part of the original roof.	Y	
(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; or	Y	
(e)	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Y	
C2. 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	N/A	
(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	

CLASS E – Buildings etc. incidental to the enjoyment of a dwellinghouse.
Permitted development: Provision within the curtilage of the dwellinghouse of: **a) Any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of**

such a building or enclosure; or **b) A container used for domestic heating purposes for the storage of oil or liquid petroleum gas.**			
Any comments on whether the proposal would be incidental?			
The proposed building would comprise of an office space and shower room. The building would be incidental to the main house.			
E1. Development is not permitted by Class E if -			
		Complies (Y/N)	**Comments**
(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).	Y	
(b)	The total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).	Y	
(c)	Any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.	Y	
(d)	The building would have more than a single storey.	Y	
(e)	The height of the building, enclosure, or container would exceed – (i) 4 metres in the case of a building with a dual-pitched roof, (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or (iii) 3 metres in any other case.	Y	The building would be within 2m of the boundary but the height would not exceed 2.5m in height.
(f)	The height of the eaves of the building would exceed 2.5 metres.	Y	
(g)	The building, enclosure, pool or container would be situated within the curtilage of a listed building.	Y	
(h)	It would include the construction or provision of a veranda, balcony or raised platform.	Y	
(i)	It relates to a microwave antenna.	N/A	
(j)	The capacity of the container would exceed 3,500 litres; or	N/A	

(k)	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Y	

E2. In the case of any land within the curtilage of the dwellinghouse which is within –
(a) an area of outstanding natural beauty,
(b) the Broads,
(c) a National Park; or
(d) the World Heritage Site,

development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

Comments:	N/A

E3. In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

Comments:	N/A

Case Officer:	Hannah Donnellan	**Date:**	12/11/2024
Manager/Principal:	Hayley Nixon	**Date:**	13.11.2024

Conclusion:			
The proposed development complies with all parts of Schedule 2 Part 1 Classes B, C and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).			
Recommendation:			
Grant	**X**		
Reason:	As above		