



# ROBINSON ESCOTT PLANNING LLP



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Sevenoaks District Council  
Planning Department  
Argyle Road  
Sevenoaks  
Kent  
TN13 1HG

13 January 2021

OUR REF: JA/20/259

Dear Sirs

**SUBMISSION OF AN APPLICATION FOR PRIOR APPROVAL FOR A  
LARGER HOME EXTENSION AT  
GARDEN HOUSE, CHURCH ROAD, HALSTEAD, TN14 7HQ**

On behalf of the applicants, Mr & Mrs R Tappin we enclose an application for a determination as to whether the prior approval of the Council is required for a Larger Home Extension at the above address. The proposed extension is identified on plan ref: 20-1496-01A, 20-1496-02A and 20-01496-03A.

The extension will project 8m from the rear wall of the original dwelling.

**PLANNING CONSIDERATIONS**

Class A of Schedule 2, Part 1 of the General Permitted Development Order (2015) permits single storey extensions. Part A(g) of Class A sets out that applicants wishing to extend beyond a rear elevation by up to 8m (in the case of a detached house) have to notify the Council, who in turn will notify the adjoining neighbours.

**ASSESSMENT**

The rights to introduce such an extension are afforded dwellings which are not on Article 2(3) land, and are not on a site of Special Scientific Interest (SSSI).

The site is not within a National Park, the Broads, an AONB, a conservation area or a World Heritage Site. It is not, therefore, located on Article 2(3) land.

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While it is accepted by the applicant that the prior approval process deals solely with the depth and height of the proposed extension, and the provisions of part A(g), the extension has also been assessed against the other criteria of Class A below:

The proposal is considered to be compliant with Class A, and Permitted Development for the following reasons:

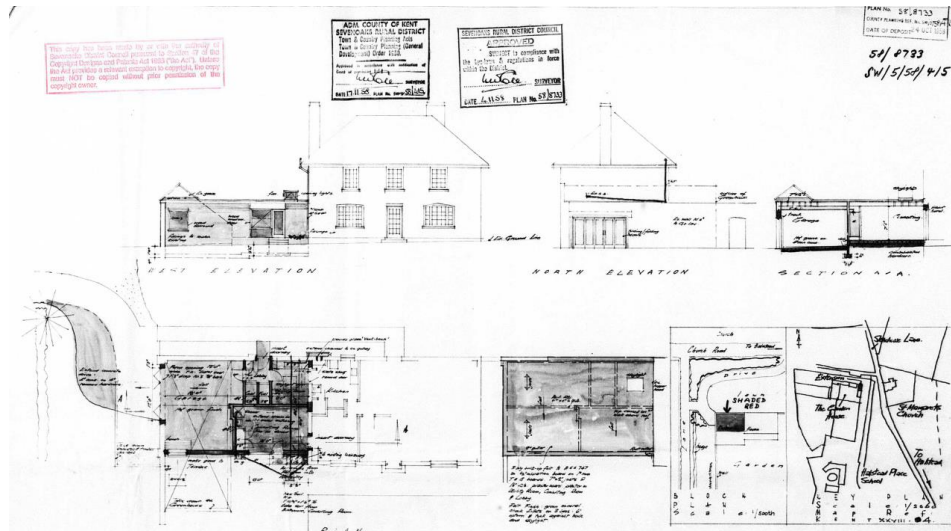
- a) The use of the dwellinghouse as a dwellinghouse has not been granted via use of Class M, N, P, PA or Q of the Order*
- b) The extensions will not exceed 50% of the total curtilage of the original house*
- c) The proposal would not exceed the maximum height of the original roof*
- d) The height of the eaves would not exceed those of the original house*
- e) The proposal does not extend beyond a wall that fronts a highway or forms the principal elevation of the original house; nor does it extend beyond a wall which fronts a highway and forms a side elevation of the original dwellinghouse*
- f) See (g) below*
- g) This application seeks the necessary prior approval in relation to the depth of 8m and the height of 3.23m*

For clarity, it is acknowledged that the property has been previously extended. The planning history has been reviewed and the extension has been carefully designed to ensure that the proposal will extend only beyond the *original* rear elevation.

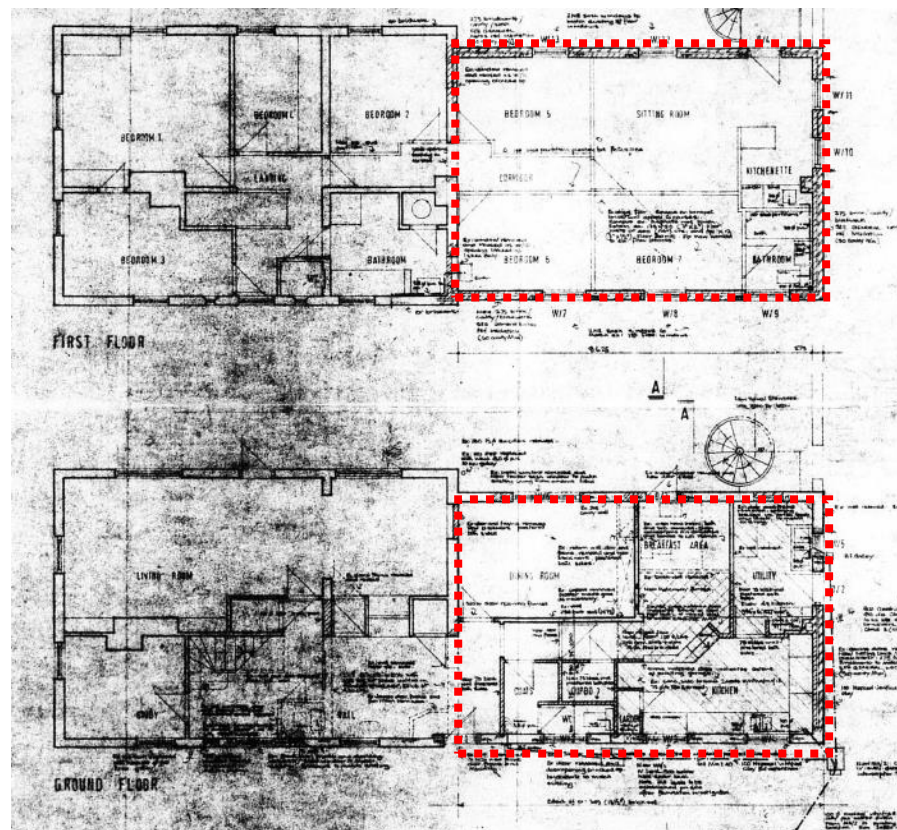
In terms of relevant planning history the records show that, in 1958 under reference SW/5/58/415, planning permission was granted for a large single storey side extension which is described as providing a utility room, garage and ‘consulting room’.

In 1980 under reference SE/80/411 planning consent was granted for a first floor extension above the previously approved single storey side extension. These extensions were constructed.

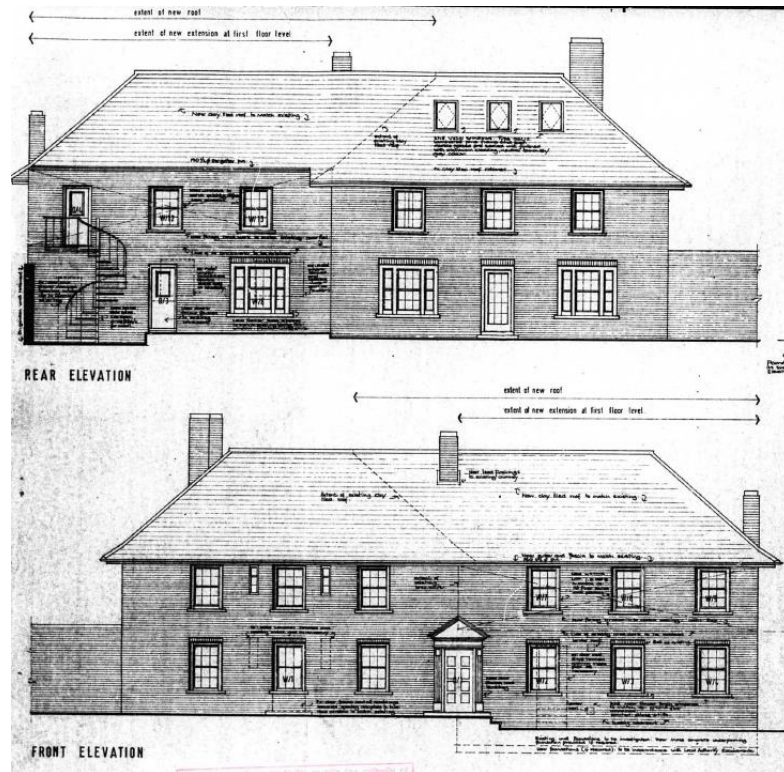
A copy of the 1958 and 1980’s approved plans are below:



Above: Approved plans in 1958 under ref: SW/5/58/415

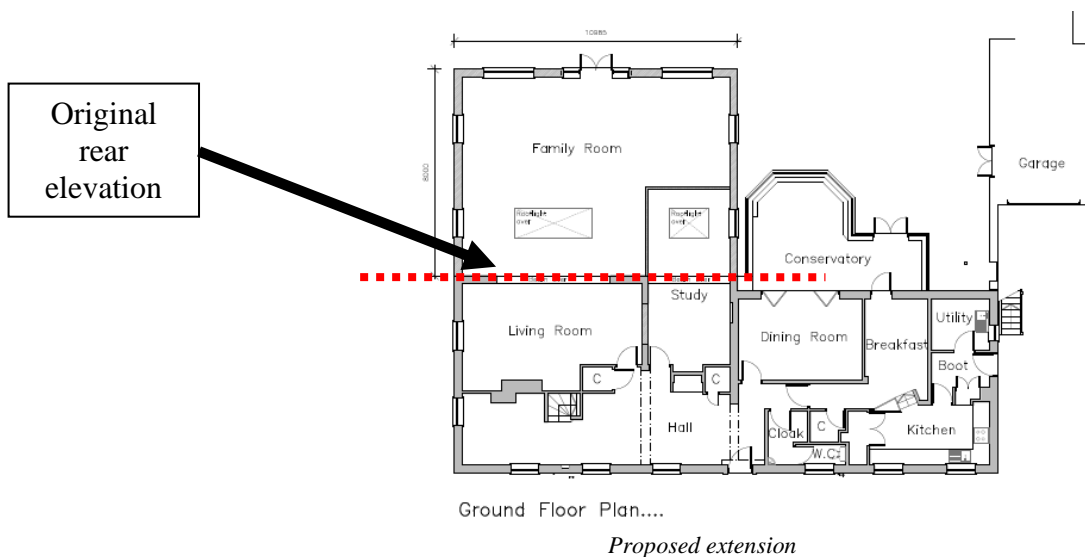


Above: approved floorplans in 1980 under ref: SE/80/411



Above: approved elevations in 1980 under ref: SE/80/411

The decision notices from both 1958 and 1980 both confirm that ‘permitted development’ rights remain intact. These also show that the proposed extension projects only from an *original* rear elevation:



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- h) The extension is single storey so (h) does not apply*
  - i) The extension would not be within 2.0m of a side boundary. In any case, the height of the eaves would not exceed 3.0m*
  - j) The extensions will not extend beyond a wall forming a side elevation of the original house.*
  - k) Does not apply as the extension does not involve the provision of a verandah, balcony or raised platform; a microwave antenna; replacement chimney, flue or soil pipe or any alteration to the roof*

In respect of the condition attached to Class A, Class A.2 does not apply as the site is not on Article 2(3) land. Part A.3 is relevant, and the proposal is compliant as the materials proposed for the exterior will be similar in appearance to those used in the construction of the original house.

## **CONCLUSION**

In light of the foregoing, it is considered that the proposal falls within the limitations of Part A(g) and it is understood that the Council will commence the necessary consultation with any neighbouring occupiers.

We trust you have all of the required information such that our clients' application can be registered and determined. However, should you require any further information, please do not hesitate to contact me in the first instance.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Joe Alderman'.

Joe Alderman MA MRTPI

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