

Permitted Development Assessment

28 Court Road, Tunbridge Wells TN4 8ED

The Proposal

The above proposal seeks confirmation as to whether the proposed works constitute ‘permitted development’ – development that will not require the submission of a planning application. The works will therefore be assessed against the relevant criteria within Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The works proposed are for:

- Replace existing roof on single storey rear projection;
- Install new timber side and rear windows in ground floor rear projection;
- Replace ground floor rear windows and doors;
- Close up existing ground floor side window and construct a new ground floor side window
- Internal alterations

The Site

The site contains a semi-detached dwellinghouse, located within the Limits to Built Development of Royal Tunbridge Wells and within the Tunbridge Wells Conservation Area.

Planning History

None relevant.

Planning Assessment

Before considering whether the proposal meets the requirements of permitted development defined within Schedule 2, Part 1, Classes A and C of the GPDO, it first has to be determined whether permitted development rights exist for this residential property. The following table clarifies the situation in this particular case.

Does the house pre-date 1 st July 1947	No
If not, the original planning permission is:	
Condition(s) withdrawing PD rights?	No
Article 4 Direction affecting the site	No

Conclusion: Are the relevant PD rights intact for this property	Yes
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It therefore now needs to be considered whether the proposal meets the requirements of permitted development contained within Schedule 2, Part 1, Class A of the GPDO. The following tables set out the relevant requirements/ conditions of the relevant classes of permitted development and whether the proposal complies with them.

Class A – Enlargement, Improvement or Alteration

GPDO ref:	Requirement Condition	Comment
A.1 (a)	Has the use as the dwellinghouse been granted only by virtue of Classes M, N, P or Q of Part 3 of Schedule 2?	No
(b)	As a result of the works, will the total ground area covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50%?	No
(c)	Will the height of part of the dwellinghouse enlarged, altered or improved exceed the highest part of the roof of the existing dwellinghouse?	No
(d)	Will the height of the eaves of the part of the dwellinghouse altered, enlarged or altered exceed the height of the eaves of the existing dwellinghouse?	No
(e)	Will the enlarged part of the dwelling extend beyond a wall which; (i) Forms the principal elevation of the original dwellinghouse? (ii) Fronts a highway and forms a side elevation of the original dwellinghouse?	(i) No (ii) No
(f)	In the case of a single storey extension, would it: (i) Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached house? (ii) Extend beyond the rear wall of the original dwellinghouse by more than 3 metres in the case of any other dwellinghouse? (iii) Exceed 4 metres in height?	(i) The proposal will not extend the property (i) No (iii) No

(g)	<p>For a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, would the enlarged part have a single storey and;</p> <p>(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</p> <p>(ii) Exceed 4 metres in height?</p>	<p>Not applicable to this application, only applicable to larger home extension applications.</p>
(h)	<p>In the case of an addition with more than one storey, would the enlarged part of the dwelling house;</p> <p>(i) Extend beyond the rear wall of the original dwellinghouse by more than 3 metres?</p> <p>(ii) Be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of the dwellinghouse?</p>	<p>Not applicable, the proposal is not for an extension</p>
(i)	<p>Where the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, would the eaves height of the enlarged part exceed 3 metres?</p>	<p>Not applicable, the proposal is not for an extension</p>
(j)	<p>Where the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, would it:</p> <p>(i) Exceed 4 metres in height?</p> <p>(ii) Have more than a single storey?</p> <p>(iii) Have a width greater than half the width of the original dwellinghouse?</p>	<p>Not applicable, the proposal is not for an extension</p>
(k)	<p>Would the development consist of or include;</p> <p>(i) The construction or provision of a veranda, balcony or raised platform? (i.e. its height would be greater than 0.3 metres above ground level)?</p> <p>(ii) The installation, alteration or replacement of a microwave antenna?</p> <p>(iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe?</p>	<p>(i) No</p> <p>(ii) No</p> <p>(iii) No</p>

	(iv) An alteration to any part of the roof of the dwellinghouse?	(iv) Yes – to be assessed under Class C
(l)	The dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses	No
A.2	Only relating to a dwelling house on Article 2(3) land (Conservation Area, AONB, etc.)	
(a)	Would the works 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?	No
(b)	Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation to the original house?	Not applicable, the proposal is not for an extension
(c)	Would the enlarged part of the dwellinghouse have more than a single storey and extend beyond the rear wall of the original dwellinghouse?	Not applicable, the proposal is not for an extension
A.3 (a)	Would the external materials used in the proposed works (other than those used on a conservatory) be similar in appearance to those used on the exterior of the existing dwellinghouse?	The materials will match the existing as close as possible.
(b)	Would any upper floor windows located within a wall or roof slope forming a side elevation of the dwelling house be: (i) Obscured glazed, and 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	Not applicable
(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	Not applicable

Class C- Other Alterations to the Roof

GDPO ref:	Requirement/ Condition	Comment
C.1 (a)	Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)?	No
(b)	Will the alteration 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?	No
(c)	Would it result in the highest part of the alteration being higher than the highest part of the original roof	No
(d)	Would it consist of or include; <ul style="list-style-type: none"> (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? 	(i) No (ii) No
C.2 (a)	Would any window located on a roof slope forming a side elevation of the dwellinghouse be; Obscure-glazed; and	Yes
(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?	Not applicable

In light of the above, the proposed development would meet the requirements/ conditions of permitted development contained within Schedule 2, Part 1, Classes A and C of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). All work is within the curtilage of the applicant's property and there will be no encroachment to the neighbouring property.