



Mr R Morris
Chief Planning Officer
Sevenoaks District Council
Argyle Road
Sevenoaks
TN13 1HG

Our ref SEV/21/03/CLD
Your ref
25.10.21

Dear Mr Morris,

Prior approval for a proposed single storey rear extension at Copperfield House, Rushmore Hill, Knockholt, TN14 7NL.

I refer to the above site. I have been instructed to submit an application for prior approval for the proposed works described in the application form. The proposed works are a single storey rear extension that extends to the rear of the property by 8m. It will be demonstrated below that the works are permitted development and do not require the benefit of planning permission. However, by virtue of the depth of the proposed rear extension, it is necessary to submit an application for prior approval for a larger home extension. The application is made under the terms of Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended ("the GPDO").

This covering letter summarises the application and demonstrates that the proposed development complies with the criteria set out in Class A of Part 1, Schedule 2 of the GPDO. The development proposed is the addition of a single storey rear extension, with a depth of 8m beyond the rear wall of the original dwelling. The applicant's have instructed a surveyor to survey the building, and a letter is attached dated 04.10.21 which confirms that the extent of the original dwelling (which is defined as the dwelling as it stood in 1948) and consequently, the rear wall of the original dwelling.

The application fee of £96 will be paid direct by the applicant via the Planning Portal. Accompanying this letter are the appropriate application forms and the following drawings;

- CH/003
- CH/002 A

Class A of Part 1, Schedule 2 of the GPDO sets out that the “*enlargement, improvement or other alteration of a dwellinghouse*” is permitted development. The proposal is for the addition of a rear extension to the dwelling and as such, it is permitted development subject to the provisions of paragraph A1.

The proposed rear extension will be located to the eastern elevation of the dwelling. This is the rear elevation, as it is opposite the principal elevation, which in this case is the elevation that faces the highway and contains the main architectural features of the building. The rear extension is required to provide improved and enhanced kitchen and dining spaces. The existing kitchen and dining arrangements are relatively narrow and are in need of rationalisation. The extension will therefore be incidental to the main use of the dwelling.

Paragraph A1 sets out that development is **not** permitted if any of the following criteria are met. The criteria are;

- 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);
- b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
- d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
- e) the enlarged part of the dwellinghouse would extend beyond a wall which—
 - (i) forms the principal elevation of the original dwellinghouse; or
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;
- f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;
- g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
 - (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
- (ii) exceed 4 metres in height;
- h) the enlarged part of the dwellinghouse would have more than a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;
- i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
- j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
 - (i) exceed 4 metres in height,
 - (ii) have more than a single storey, or
 - (iii) have a width greater than half the width of the original dwellinghouse;
- ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)
- k) it would consist of or include—
 - (i) the construction or provision of a verandah, balcony or raised platform,
 - (ii) the installation, alteration or replacement of a microwave antenna,
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
 - (iv) an alteration to any part of the roof of the dwellinghouse
- l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Taking each of the criteria in turn;

- a) The dwellinghouse has not been given permission to be used as a dwellinghouse by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of Schedule 2 of the GPDO;
- b) As a result of the works, the total ground area covered by buildings within the curtilage of the dwellinghouse, other than the original dwellinghouse would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- c) The height of the rear extension would not exceed the height of the highest part of the roof of the existing dwellinghouse;
- d) The height of the eaves of the rear extension would not exceed the height of the eaves of the existing dwellinghouse;
- e) The rear extension would not extend beyond a wall which forms the principal elevation of the original dwellinghouse (the principal elevation is considered to be the west elevation which



- faces Rushmore Hill), or the side elevation of the original dwellinghouse;
- f) The rear extension does extend beyond the rear wall of the original dwelling by more than 4m, and therefore the terms of paragraph (g) apply;
 - g) the dwellinghouse is not on article 2(3) land or a site of special scientific interest, and the enlarged part of the dwellinghouse would be single storey but would not extend beyond the rear wall of the original dwellinghouse by more than 8m, and would not exceed 4m in height;
 - h) the enlarged part of the dwellinghouse is not more than single storey;
 - i) the enlarged part of the dwellinghouse is not within 2m of the boundary;
 - j) the enlarged part of the dwellinghouse does not extend beyond a wall forming a side wall of the original dwellinghouse;
 - ja) the total enlargement would not exceed the limits set out in sub paragraphs (e) to (j);
 - k) the proposed enlargement will not consist of or include any of the operational development set out;
 - l) the dwellinghouse has not been built under part 20 of Schedule 2 of the GPDO.

As the development is not on article 2(3) land, the provisions of paragraph A.2 do not apply.

Paragraph A3 sets out a number of conditions. It is confirmed that the materials to be used in the exterior work of the development will be of similar appearance to those used in the construction of the exterior of the existing dwellinghouse (white painted render). No upper floor windows are proposed, nor does the development form an upper storey or is more than single storey.

Paragraph A4 sets out the conditions that apply to a development that exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g). the conditions are as follows;

“Before beginning the development the developer must provide the following information to the local planning authority—

(a) a written description of the proposed development including—

- (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;*
- (ii) the maximum height of the enlarged part of the dwellinghouse; and*
- (iii) the height of the eaves of the enlarged part of the dwellinghouse;*
- (iv) where the enlarged part will be joined to an existing enlargement of the dwellinghouse, the information in sub-paragraphs (i) to (iii) must be provided in*



respect of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined);

(b) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined;

(c) the addresses of any adjoining premises;

(d) the developer's contact address; and

(e) the developer's email address if the developer is content to receive communications electronically."

The necessary fee is also required to be paid.

In relation to the conditions;

- a) This letter includes a written description of the development, and the written description is also included at Part 4 of the application form. However, in summary;
 - (i) The rear enlarged part of the side extension extends to 8m beyond the rear wall of the original dwellinghouse;
 - (ii) The maximum height of the enlarged part of the dwellinghouse is 4m;
 - (iii) The height of the eaves of the enlarged part of the dwellinghouse is 3.15m;
 - (iv) The enlarged part is not joined to an existing enlargement of the original dwellinghouse;
- b) Plans accompany the application (drawing numbers noted above) which indicate the site and show the proposed development;
- c) The addresses of the adjoining properties that share a common boundary with the site are set out at Part 5 of the application form;
- d) The developers contact address (c/o the agent) is set out at Part 2 of the application form;
- e) The developers email address (c/o the agent) is set out at Part 2 of the application form.

The fee will be paid directly by the applicant.

It is submitted that the proposed development complies with the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g), and that the Council has sufficient information to establish whether the proposed development complies with Class A.



Whilst it is noted that the Council are required to notify adjoining owners and occupiers of the development, the Council will only be able to consider whether prior approval is required or not if an owner or occupier objects to the proposal. If this occurs, the Council are required to assess the impact of the proposed development on the amenity of any adjoining premises. It is submitted that given the scale and nature of the proposed development, and the distance to the property boundaries, and the existing boundary treatments, there should be no adverse impact on the amenities of adjoining premises.

Given the above, it is therefore anticipated that the Council will be able to confirm that prior approval can be granted (subject to any representations being received) without delay.

Should the case officer wish to visit the premises or discuss any of the above, please feel free to contact me on the details below.

Yours sincerely,

