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PLANNING STATEMENT

**Project: Pear Tree House, Otterham Quay Lane, Upchurch,
Rainham, ME8 8QW**

**Proposal: Lawful Development Certificate – Loft Conversion, Rear
Dormer and rooflight**



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1. Introduction

This short statement has been prepared in support of my clients' Lawful Development Certificate application for a loft conversion, rear dormer and rooflight

In addition to this statement the following documents have been provided;

- Application forms
- Location Plan
- Existing and Proposed Block Plans
- Existing Floor Plans and Elevations
- Proposed Floor Plans and Elevations

2. Site Description

Pear Tree House comprises a two storey detached dwelling. The site lies outside of the built confines of Rainham which is located approximately 200m to the north west of the site. The settlement of Upchurch, which falls within the jurisdiction of Swale Borough Council, is located approximately 1km to the north east of the site. In close proximity to the site lies Uphchurch River Valley Golf Course which provides an 18 hole golf course in a fairly compact area.

Rainham town centre is located approximately 1.5km away, where a range of services and facilities are provided. This includes, retail, education, employment and leisure services. Rainham has seen a number of residential developments in recent years, such that existing built form is varied in its appearance.

In terms of planning policy designations the site is not in a sensitive location in terms of landscape, flooding, heritage or ecology.

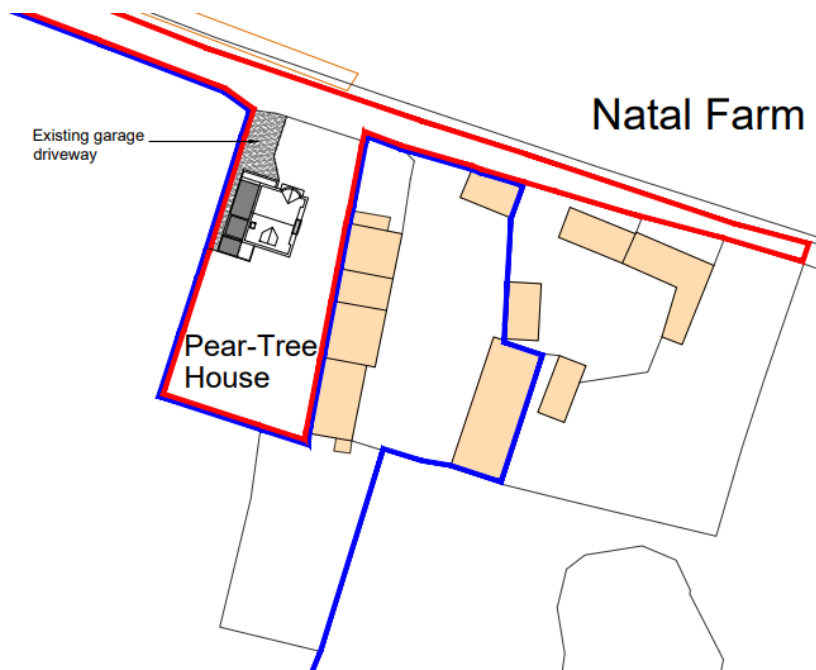


Figure 1: Proposed site plan

3. Lawful Development Certificate Proposal

A lawful development certificate is sought for a loft conversion, rear dormer and rooflight.

These alterations fall under Class B of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1 as follows;

Class B (additions etc to the roof)

Development is not permitted by Class B if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

The property was constructed as a C3 dwellinghouse.

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

The proposed works do not exceed the highest part of the existing roof – the existing ridge height will be maintained.

(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;

The proposed works will not alter the existing roof slope with forms the principal elevation of the property.

(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;

The overall increase to the roofspace created through the provision of a rear dormer would not exceed 50 cubic metres.



(e) it would consist of or include—

- (i) the construction or provision of a verandah, balcony or raised platform, or

No verandah, balcony or raised platform is proposed

- (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;
or

The chimney is to be retained and not altered.

- (f) the dwellinghouse is on article 2(3) land.

The dwellinghouse is not on article 2(3) land

Conditions

Development is permitted by Class B subject to the following conditions—

(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;

Materials will match the existing property.

(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; and

The proposal will maintain the existing eaves and ridge height.

The rear dormer will be more than 200mm from the eaves.

(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.

There are no windows proposed on the side elevations.



4. Conclusion

The scheme accords with Class B of the General Permitted Development Order 2015, Schedule 2, Part 1.

I trust this letter sets out my clients' proposal in full, if however, you require any further information please let me know.

Yours Sincerely

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RTPI

Chartered Town Planner