



LAWFUL DEVELOPMENT CERTIFICATE APPLICATION STATEMENT
15 Lawford Gardens, Dartford DA1 3AL

Description of Development:

Single Storey Rear Extension which accords to Schedule 2, Part 1, Class A of the GPDO.

Location

The site is a two-storey mid terrace dwelling located to the North side of Lawford Gardens, with an existing dilapidated conservatory to the rear of the house. The conservatory shall be demolished prior to the construction of the proposed Single Storey Rear Extension.

Relevant Policies & Determining Issues:

The following table clarifies whether Permitted Development Rights exist for this property.

Does house pre-date 1st July 1948?	Yes, Exists on Historical Maps & Historical Google Earth -see below:
If not, the original planning permission is:	N/A
Condition(s) withdrawing PD rights? Specify:	No
Article 4 Direction affecting site?	No
Conclusion: Are the relevant PD rights intact for this property?	Yes



The following table sets how the proposals meet the requirements of Permitted Development contained within Schedule 2, Part 1, Class A of the GPDO:

Class A: Enlargement, improvement or alteration		
GPDO ref :	Requirement/condition	Comment
A.1 (a)	Has the use as the dwelling house 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 dwelling house (other than the original dwelling house) exceed 50%?	No
(c)	Will the height of part of the dwelling house enlarged, altered or improved exceed the highest part of the roof of the existing dwelling house?	No
(d)	Will the height of the eaves of the part of the dwelling house altered, enlarged or altered exceed the height of the eaves of the existing dwelling house?	No
(e)	Will the enlarged part of the dwelling extend beyond a wall which; (i) forms the principal elevation of the original dwellinghouse?	No
	(ii) fronts a highway and forms a side elevation of the original dwellinghouse?	No
(f)	In the case of a single storey extension, would it: (i) extend beyond the rear wall of the original dwelling house by more than 4 metres in the case of a detached house?	N/A
	(ii) extend beyond the rear wall of the original dwelling house by more than 3 metres in the case of any other dwellinghouse?	No, the depth of the proposed addition does not exceed 3.0m
	(iii) exceed 4 metres in height?	No, the height of the proposal does not exceed 4m.
(g)	Would the enlarged part 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?	Not applicable to this type of application (only applicable to larger single storey rear extensions).

(h)	In the case of an addition with more than one storey, would the enlarged part of the dwelling house;	N/A the development is single storey only.
	(i) Extend beyond the rear wall of the original dwelling house by more than 3 metres?	N/A
	(ii) Be within 7 metres of any boundary of the curtilage of the dwelling house opposite the rear wall of the dwellinghouse?	N/A
(i)	Where the enlarged part of the dwelling house would be within 2 metres of the boundary of the curtilage of the dwelling house, would the eaves height of the enlarged part exceed 3 metres?	No, the eaves height would not exceed 3m
(j)	Where the enlarged part of the dwelling house would extend beyond a wall forming a side elevation of the original dwellinghouse, would it:	N/A the addition is not to the side elevation.
	(i) exceed 4 metres in height?	N/A
	(ii) have more than a single storey?	N/A
	(iii) have a width greater than half the width of the original dwellinghouse?	
(k)	Would the development consist of or include; (i) the construction or provision of a verandah, balcony or raised platform? (i.e. its height would be greater than 0.3 metres above ground level)?	N/A
	(ii) the installation, alteration or replacement of a microwave antenna?	N/A
	(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe? (iv) an alteration to any part of the roof of the dwelling house	N/A
A.2	Only relating to a dwelling house on Article 2(3) land (Conservation Area, AONB, Area etc)	
(a)	Would the works consist of or include the cladding of any part of the exterior of the dwelling house with stone, artificial stone, pebble dash, render, timber, plastic or tiles?	N/A
(b)	Would the enlarged part of the dwelling house extend beyond a wall forming a side elevation to the original house?	N/A
(c)	Would the enlarged part of the dwelling house have more than a single storey and extend beyond the rear wall of the original dwelling house?	N/A

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 dwelling house?	Yes, the proposals are to be built of similar materials
(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	No
	(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed?	No
(c)	Where the enlarged part of the dwelling house has more than a single storey, would the roof pitch of the enlarged part be (as far as practicable) the same as that of the original dwellinghouse?	N/A

In light of the above, the proposed development therefore **does** meet the requirements/conditions of permitted development contained within Class **A**, of Part 1 of Schedule 2 of the Town and Country Planning General Permitted Development (England) Order 2015 (as amended).

We therefore conclude that the proposed work constitutes permitted development and falls within Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) order 2015 (as amended).