



9th October 2024

Mrs A Webster
Planning Service
Gravesham Borough Council
Windmill Street
Gravesend
Kent DA12 1AU.

Dear Mrs Webster

Re: Broadwood House, Pondfield Lane, Shorne, DA12 3LD.

Demolition of the existing balcony store, removal of the balcony railings and change to windows of the French doors giving access from first floor bedroom to the balcony with this floor space currently forming the balcony and balcony store area being used to build a single storey side extension on the east side of the house having the same floor area.

We submit a planning application for this alteration to the house as described above.

This alteration will not add additional floor space to the overall floor space of the house and is a swop of floor space in order to create a ground floor extension. This extension will have a flat roof in order to minimise the impact and is located to the rear of the existing garages and will not extend to the side further than the rear wall of the garages, nor be as deep as the main part of the house.

The extension is to be built on an area that is already laid as a patio area and which has a close boarded fence along the eastern side so it is our opinion that this extension will have limited additional visual impact, although will be a little taller than the close boarded fence.

This house is very well screened from view, this location in particular is already screened from view from all public vantage positions being behind the garages and behind a fence as well as screening by the extensive, established and tall hedges and mature trees along all boundaries. Additionally, the nearest house to the east, Wells House, is some 120 metres distant and also has significant landscaping and mature trees growing in well established clumps of trees between this house and the boundary to the side garden to Broadwood House.

There are no public vantage points from the rear of the house.

This proposal has been discussed in some detail on site at various pre-application enquiry meetings including the most recent pre-application enquiry reference PRE20240211 with written response dated 7th October 2024.

The response to questions asked directly about this swop of floor space says:

3. The swop of balcony space and the first floor balcony store room space for a side extension of the same floor area as the first floor store and balcony. Is this likely to be acceptable in principle?

This is likely to be acceptable in principle provided it is set out in detail within a planning statement. I measure this area to be approx. 25.25sqm. The proposed side extension shown on drawing 24/431/08 appears to measure 25sqm and therefore the principle of using the floor area lost to the removal of the first floor balcony and store room to create a side extension of the same size is, in my informal opinion, acceptable.

If it is considered that some alterations to the side extension will improve the extension, such as a sedum roof, the applicant is open to consider such changes.

This application is a householder application so biodiversity net gain considerations so not apply. There is no loss of bio-diversity as a result of this proposal.

We have extensively consulted by way of numerous pre-application meetings over a long period of time and so we do believe that the applicant deserves to be given the opportunity to make changes or at least consider them if this is necessary and to be engaged in discussion before a decision is issued as needed.

We trust that this application is able to be validated smoothly. Please do email me if any details need to be clarified or amended.

