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16th April 2025

Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
Kent DA12 1AU

Dear Sir/Madam

A23250 – Genesta Glade, Gravesend
Our reference – A23250/250416/GBC/SJB

On behalf of our Clients, Mr and Mrs J. Mee, we confirm the submission online today of a Removal/Variation of a Condition (Section 73) planning application, Planning Portal reference PP-13948024, for the proposed first floor side loft extensions, and associated external and internal alterations of the existing property at 1 Genesta Glade Gravesend Kent DA12 4PR, comprising in addition to this, and a separate applicant's, covering letter:

- Completed application form,
- 1101 Proposed Site Block Plan Rev C,
- 1110 Proposed Ground Floor Plan Rev E,
- 1111 Proposed First Floor Plan Rev D,
- 1112 Proposed Roof Plan Rev C,
- 1120 Proposed Section AA Rev C,
- 1121 Proposed Section BB Rev B,
- 1130 Proposed North Elevation Rev C,
- 1131 Proposed South Elevation Rev D,
- 1132 Proposed East Elevation Rev C, and
- 1133 Proposed West Elevation Rev D.

This application is in respect of the Householder planning consent, reference 20230698 dated 23rd August 2023, and subsequent to the Non-Material Amendment Following a Grant of Planning Permission planning consent, reference 20250198 dated 1 April 2025.

The revised proposals essentially comprise the addition of roof dormer windows to the north elevation of the existing dwelling, and are similar in principle to the respective parts of two previous Householder planning applications, reference 20200204 refused planning consent on 20th April 2020, and reference 20211554 refused planning consent on 14th February 2021, except that, most significantly, the revised proposals comprise two separate, articulated, and individual, and not full width, dormer roof extensions.

For planning application reference 20200204, the stated reason for refusal comprises:

1. The proposed two storey front extension and two dormer windows, due to their location, size, bulk and design, will result in a dominant and overbearing form of development out of character with the host dwelling and the surrounding street scene contrary to Policy CS19 of the Core Strategy 2014 and para. 127 of the National Planning Policy Framework 2019.

The respective Delegated Report for this application in respect of this sole reason for refusal stated that:

Design, Character and Appearance

The proposed extensions will extend the front elevation at two storey approx. 2m closer to the road and introduce full depth dormer windows to both sides. Whilst there are other single storey front extensions visible in the street there are no two storey front extensions. No. 1 Genesta Glade is already one of the closest properties to the road and an extension to bring it even closer at two storey would result in a dominant form of development. The full width dormers will occupy both roof slopes, including the extended roof slope and will result in a dominant and overbearing development within the street scene to the detriment of the character and appearance of the area.

For planning application reference 20211554, the stated reason for refusal comprises:

1. The proposed two dormer windows, due to their location, size, bulk and design, would result in a dominant and overbearing form of development which would be out of character with the host dwelling and the surrounding street scene contrary to Policy CS19 of the Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

The respective Delegated Report for this application in respect of this sole reason for refusal stated that:

Design, Character and Appearance

The proposed north facing dormer would extend the full length of the existing roofslope and would result in a dominant and bulky addition to the property.....

..... the proposal would result in an additional dormer on the south facing side and a full length dormer on the northern side which would dominate the whole roofslope. Therefore the proposal would result in dormers on both roof slopes with little of the existing roof slopes being retained. They would be prominent from both Genesta Glade and Vigilant Way which is exacerbated by No. 1 being set further forward than all the other properties in Genesta Glade and is therefore in a more prominent location to the streetscene. Overall it is considered that having dormers on both roof slopes and expanding the full length on the north facing side would result in a bulky, dominant and overbearing development within the streetscene and surrounding area. As such it is considered that the proposal would not respect the host dwelling or the character of the area.

The revised proposals comprise two separate, articulated, and individual, and not full width, dormer roof extensions to the northern roof slope, set back from the extended front elevation, replicating and reflecting both the existing dormer roofs to the north and south elevations, and the planning consented two dormer roof extensions to the south elevation, and as such do not represent a dominant and overbearing development.

The revised proposals are, therefore, considered, firstly, to respond fully and positively to the stated reasons for the refusal of the previous planning applications, secondly, not to be dominant, overbearing and an incongruous addition to the existing dwelling and detrimental to the appearance of the street scene, and, finally, to be carefully considered and wholly in line with local and national policy and guidance. In addition, it should be noted that the principle of roof dormer windows on the north elevation has been clearly established by the planning consent and implementation of similar proposals on other properties in the immediate.

Most significantly, the context within which the revised proposals should be considered is changing with the imminent implementation of new large scale major highway infrastructure to the south of Genesta Glade, now located closer to the application property than originally anticipated, and which will result in a significant detrimental environmental impact on the property, particularly in respect of views, noise, fumes, dust, dirt, and similar pollution, and on opening windows. The provision of north-facing accommodation and fenestration should, therefore, be regarded as reasonable and appropriate mitigation of the negative impact, damage and significantly reduced environmental quality arising from this new major contextual factor, and further reference should be made in this respect to the applicant's separate covering letter.

The revised proposals have been developed with due regard and reference to similar and comparable proposals for both adjoining and properties in the immediate area, both those refused and those granted planning consent, and fully incorporate and comprise the acceptable aspects of these current and recent precedents. Within a radically altered environmental context to that for previous planning applications, the proposed extensions are wholly compliant with national and local planning policy, with no detrimental impact on any adjoining property and, as such, should therefore be granted planning consent.

Should there be any queries or concerns with any aspect of this application, we would be pleased to review the proposed development with yourselves in order to achieve an agreed and acceptable proposal prior to determination.

The respective application fee of £86, including VAT, will be paid separately and directly by the applicant.

We would be pleased to receive the following from you:

- Confirmation of receipt of this application, its validity, registration and that no further information is required,
- A receipt for the application fee,
- Confirmation of the timescale for the determination of this application.

We look forward to your acknowledgement of receipt of this application at your earliest convenience.

Yours faithfully



Steve Baker
BA(Arch)(Hons) B.Arch(Hons)(Reilly) ARB RIBA

Principal

For and on behalf of Steve Baker Architect

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cc – Mr and Mrs J. Mee

Enc

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