

24/02/2023

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Gravesham Borough Council,
Planning Department,
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Subject: Householder Planning Application for Demolition of Existing Rear Storage&Conservatories and Construction of A Two-Storey Rear and Side (Wrap-Around) Extension at 1 Struttons Avenue, Northfleet, Gravesend, DA11 7EJ

We have been instructed by 1 Struttons Avenue, Northfleet, Gravesend, DA11 7EJ to submit a householder planning application for the demolition of existing rear storage&conservatories and construction of a two-storey rear and side (wrap-around) extension on the corner plot.

The proposed wrap-around extension will have a width of 3110 mm on the rear and a width of 2700 mm on the front elevation, following the demolition of the existing rear storage & conservatories. The maximum width (rear) has been designed to comply with the residential design guidelines of the council, and will only be half the width of the original house. The extension will provide a larger kitchen, living/dining area, an additional new bedroom and WC, significantly enhancing the functionality and space of the existing dwelling. The design has been carefully considered to complement the existing property's aesthetic and the local area's character.

We have addressed all relevant planning considerations, including the impact on the local area, design and materials, and impact on neighbouring properties in the proposed drawings and design and access statement.

In support of this householder planning application, we submit the following:

- Existing and Proposed Plans, Elevations and 3D Models (SA-2111)
- OS Map (SA-2111-OS)
- Block Plan (SA-2111-BP)
- Design and Access Statement (SA-2111-DAS)
- Community Infrastructure Levy Form – 1 : CIL Additional Information (SA-2111-CIL)

We understand that the proposed development will require careful consideration. We believe that the proposal is in line with the National Planning Policy Framework and the local planning policy. We kindly request that you thoroughly evaluate the application and grant your approval. If you have any concerns or revisions, please do not hesitate to contact us.

Yours sincerely,

SE & SE CONSULTANCY LTD.