

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

Dear Sir/Madam,

Re: Single Storey Side Extension Purvil Wood Cottage, Gravesend, DA13 0UH

I am writing to submit a Lawful Development Certificate for a single storey side extension at Purvil Wood Cottage, Gravesend, DA13 0UH. This proposed development falls under Permitted Development Rights and is situated within the Green Belt and an Area of Outstanding Natural Beauty (AONB). This planning statement outlines the details of the proposal and demonstrates how it complies with relevant planning policies and regulations.

The proposed single storey side extension does meet the requested dimensions that falls under Permitted Development Rights and will utilize materials similar to those used in the existing structure. The primary purpose of this extension is to provide additionally space needed for the applicant.

Under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), this extension qualifies as permitted development under Class A. Specifically, the extension will not exceed 50% of the total area of land around the original house, will not extend beyond the principal elevation or a side elevation fronting a highway, will not exceed 4 meters in height, and will be no wider than half the width of the original house. Additionally, the materials used will be of a similar appearance to those used in the construction of the existing house.

Given the location of the property within the Green Belt and AONB, it is essential to ensure that the extension does not adversely impact the openness of the Green Belt or the natural beauty of the AONB. The proposed extension is modest in scale and designed to integrate seamlessly with the existing structure, thus respecting the character and appearance of both the property and the surrounding area. The materials chosen will match those of the existing dwelling to maintain visual harmony.

The extension has been positioned to the rear of the property to minimize its visibility from public viewpoints, which is crucial in preserving the natural beauty of the AONB. Furthermore, the existing landscaping will be maintained and enhanced, ensuring that the extension does not detract from the site's natural appeal.

Additionally, under policies specific to AONBs, any development should conserve and enhance the landscape and scenic beauty. By matching materials, ensuring the extension is sympathetic to the existing building, and minimizing visual impact, this proposal aligns with these policies.

In conclusion, the proposed single storey side extension adheres to Permitted Development Rights and relevant policies concerning the Green Belt and AONB. It is designed to enhance the functionality of the home while maintaining the character and natural beauty of the surrounding area.

I trust that the enclosed plans and documents provide sufficient information to support this application. Should you require any further details or clarifications, please do not hesitate to contact me.

Thank you for considering this application. I look forward to your positive response.

Kind regards,
Sonia Rajaratnam
Architectural Designer