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10th October 2023

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

Dear Sir/Madam

A23320 – Havisham Road, Gravesend
Our reference – A23320/231010/GBC/SJB

On behalf of our Clients, Mr and Mrs B. Treleaven, we confirm the submission online today of a Householder planning application, Planning Portal reference PP-12489318, for the proposed extension and refurbishment of an existing residential detached garage to provide ancillary residential accommodation, and associated external alterations, in the rear garden of the existing property at 56 Havisham Road Gravesend Kent DA12 4UN, comprising in addition to this covering letter:

- Completed application form,
- 1000 Location Plan Rev A,
- 1001 Existing Site Block Plan Rev A,
- 1010 Existing Ground Floor Plan Rev A
- 1012 Existing Roof Plan Rev A,
- 1020 Existing Section AA and Elevations Rev A,
- 1101 Proposed Site Block Plan Rev A,
- 1110 Proposed Ground Floor Plan Rev A,
- 1112 Proposed Roof Plan Rev A,
- 1120 Proposed Section AA and East and West Elevations, Rev A, and
- 1130 Proposed North and South Elevations.

This application has been submitted following the Pre-Application Enquiry, reference PRE20230143, for which a response was received from Mr Ethan Bonthron of Gravesham BC on 21st September 2023

The Pre-Application Response concluded:

Summary

The Local Planning Authority are concerned with the scale, bulk and massing of the annexe outbuilding, which is considered to be or could become a separate planning unit, is out of character with the area and harmful to the amenity of adjoining properties. Therefore, the proposal is contrary to local and national planning policy and is unlikely to be supported.

The revised proposals comprising this application are considerably reduced from the Pre-Application Enquiry proposals, and are a simple refurbishment and small extension of the existing building to provide modest ancillary residential accommodation for the applicants, in order to provide 24-hour care and support for their ageing, and increasingly of poor health, parents occupying the main dwelling. All main meals will be prepared and taken in the main dwelling, with a small snacks and refreshment kitchenette only and no dining space within the proposed ancillary accommodation.

At only 4.5m wide and 4.5m deep, a simple extrusion of the existing building's sectional profile, wholly omitting the previously proposed circa 2m increase in depth, the proposed side extension is of considerably less bulk and massing as that indicated in, and as verbally advised as being an acceptable proposal previously in the early stages of, the Pre-Application Enquiry,

The proposals have been developed with due regard and reference to the Pre-Application Response, and to the Gravesham BC SPG Householder Extensions/Alterations Design Guide October 2021. Due regard has also been made to similar and comparable proposals for both adjoining and properties in the immediate area, and the proposals fully incorporate and comprise the acceptable aspects of these current and recent precedents.

The proposed development is wholly compliant with national and local planning policy, with no unacceptable 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 £206 and the Planning Portal service charge of £64, both 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 B. Treleven

Enc

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