

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

05/09/2021

Dear Sir/Madam,

Erection of first floor rear extension at 16 Farmcroft Gravesend Kent DA11 7LT.

Please find enclosed an electronic application form and drawings for the above referenced address. This is a revision to the previously refused planning application **20200942**.

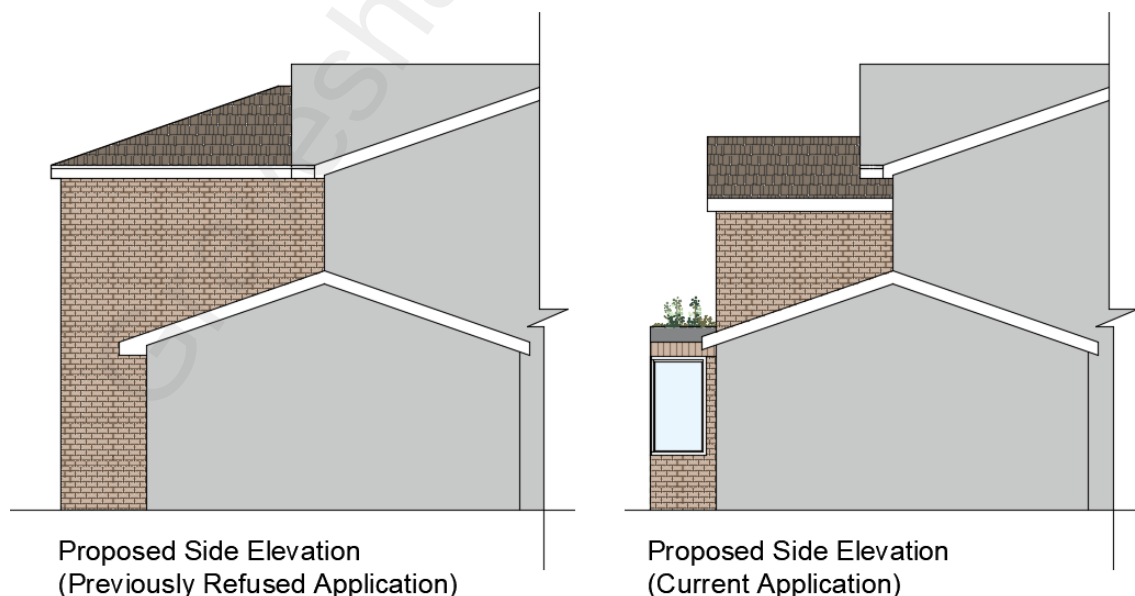
The application site comprises of a two-storey detached dwelling with 3 parking spaces at the front and rear garden area.

The proposal is for the replacement of existing conservatory and erection of first floor rear extension to provide space for a home library to be used by applicant's disabled wife who enjoys reading.

The following concerns raised in the above-mentioned refused application has been addressed;

Character and Appearance

As shown in the below diagram the overall size of the extension has been reduced significantly to make it integrate well with the existing house, so that it does not appear bulky and incongruous addition to the house.



In the previous application, the proposed hipped roof design of the extension was considered awkward when read against the rear gable of the host dwelling. Therefore, in the current application the extension's roof has been changed to gable end with a lower eaves height to make it appear in keeping with the house and the street scene.



We are confident that the proposed extension would not have a harmful effect on the character and appearance of the host dwelling and the surrounding area. Accordingly, the proposal complies with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) (CS) and the National Planning Policy Framework (the Framework) which together require development to be of a high quality, to conserve and enhance the character of the environment and to integrate well with the surrounding local area.

Amenity of Occupiers

In the current proposal, rear garden area has not been used and the extension would be built over the existing conservatory.

The property would therefore provide acceptable living conditions for existing and future occupiers of the dwelling. As such, in respect of the amenity of occupiers the proposal complies with Policy CS19 of the Local Plan Core Strategy.

We have considered the impacts on the surrounding properties and observed that the proposal has no harmful impact on the neighbouring buildings. If there are any concerns regarding the application, please do not hesitate to contact us.

Kind Regards,

Guneet Kaur

Architectural Designer (B Arch)