

PP ref: PP-12162452
Our ref: 3871.SC
GBC ref: 20211069 and PRE20220269

Date: 16 May 2023

Mr Ethan Bonthron
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Ethan,

Hip to gable roof extension (with bonnet hip) to south west and north east elevations, erection of a chimney and two additional dormer windows to front, enlarged windows to south west elevation, juliette balcony to north east elevation, insertion of sliding/opening doors to front elevation. Resubmission following appeal decision dated 07/09/2022 (Application 20211069). Valley View Wrangling lane Luddesdown Kent DA13 0XF

Following the appeal decision dated 7 September 2022 and the subsequent pre-application discussions that have taken place with yourself and the written advice from the Council, please find attached a revised householder application submitted on behalf of Dr Shirin Lakhani for extension and alterations at Valley View Wrangling Lane Luddesdown DA13 0XF.

The application comprises the following plans and documents

- Application form
- Covering letter
- Planning Design and Access Statement
- Drawing nos.
 - 3259.01 Site Location and Existing Block Plan
 - 3259.02 Existing Ground Floor Plan
 - 3259.03 Existing First Floor Plan
 - 3259.04 Existing Basement Plan
 - 3259.05 Existing Elevations
 - 3871.06 Proposed Block Plan
 - 3871.07 Proposed Ground Floor Plan
 - 3871.08 Proposed First Floor Plan
 - 3871.09 Proposed Basement Plan
 - 3871.11 Proposed Elevations

The revised proposals still show a hip-to-gable roof extension but these have been amended through the addition of hips to 'soften' the appearance of the gables as recommended in the pre-application advice.

The previously proposed basement and terraced extensions have been omitted and are no longer proposed.

The front south-east elevation has been provided with larger opening doors to enable the integration of the existing external terrace and the internal living space. This was also suggested in the pre-application response.

It is also proposed to change existing windows throughout the property to powder-coated aluminium to provide a consistent and updated elevational treatment to the dwelling.

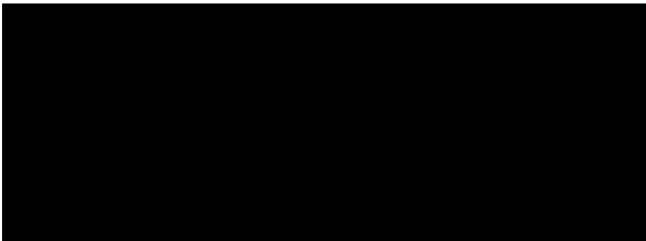
The concerns of the previous Inspector with regard to the inappropriateness of the development have been addressed by the changes made to the overall footprint of the scheme and the deletion of the basement and terraced extensions. The concerns of the Council have also been reflected through the introduction of the hips to the gable extensions. As such, the development should no longer be considered as inappropriate development in the Green Belt.

Whilst the Inspector raised no overall concerns regarding the impact of the development visually or spatially on the openness of the Green Belt, spatial openness has been improved through the deletion of the basement and terraced extensions and visual openness improved through the introduced hip features.

It remains the case as concluded by the Inspector that the development will not harm the character and appearance of the area and this part of the Kent Downs AONB in terms of the overall design and appearance of the proposals.

There will be no impact on neighbouring properties, as there are none. Impact on the local highway network will also remain unchanged from the present situation.

We would request therefore that the Council, having assessed this revised application, grants planning permission for the development which will have a substantial beneficial impact on the applicant and her family in terms of day-to-day living and use of the property.



STEVE CLARKE
Associate Planner