

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

21/02/2022

Dear Sir/Madam,

**Application for demolition of existing car port and erection of double garage at lower ground level at La Clef, Valley Lane, Culverstone, Gravesend, Kent DA13 0DG.**

Please find enclosed an application form and drawings for the above referenced address. This is a submission for a Householder Planning Application for the proposed development at the above address.

La Clef is a detached chalet style bungalow in use as a single family dwelling. The property is located on the eastern side of Valley Lane and is significantly set back from the highway. It is characterised by a hipped roof and has a small open gable porch. At the rear is a single storey flat roof projection forming a utility room.

The proposal seeks to demolish the existing car port at the front of the property and erect a double garage at lower ground level. The garage will not be visible from the street due to the vast amount of greenery located in front of the proposed location. The proposed garage will also not be visible from the side itself, therefore we believe the proposal will not be harmful to the greenbelt area as it is on the lower ground level and wouldn't be adding bulk to the existing ground level.

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,

**Shanon Alexander**

*Assistant Architectural Designer (B Arch)*