

From: Hodgson, Joanne <JOANNE.HODGSON@planninginspectorate.gov.uk>
Sent: 05 October 2023 13:36:03 UTC+00:00
To: "Morwenna McKay" <morwenna@sjmplanning.com>
Cc: "Planning Appeals" <planning.appeals@gravesham.gov.uk>
Subject: RE: 12 Cumberland Avenue - APP/K2230/D/23/3317053

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Good Afternoon, thank you for your reply. For a planning appeal to be considered there must be accurate plans that can either be approved, or dismissed. An Inspector can not determine an appeal if the plans before them do not reflect.

A plan that is not accurate could never be approved on appeal and unfortunately a condition that that requires correct drawings to be made would never be used.

I am afraid that we are unable to proceed with the appeal.

I copy the LPA in on the email so they are aware of the situation and suggest that you contact them as the earliest opportunity to try and agree a way forward.

Joanne Hodgson



The Planning
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**Regional Team Leader
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From: Morwenna McKay <morwenna@sjmplanning.com>
Sent: 27 September 2023 08:37
To: Hodgson, Joanne <JOANNE.HODGSON@planninginspectorate.gov.uk>
Cc: Simon McKay <simon@sjmplanning.com>; Sarah Godsolve <sarah@sjmplanning.com>
Subject: 12 Cumberland Avenue - APP/K2230/D/23/3317053

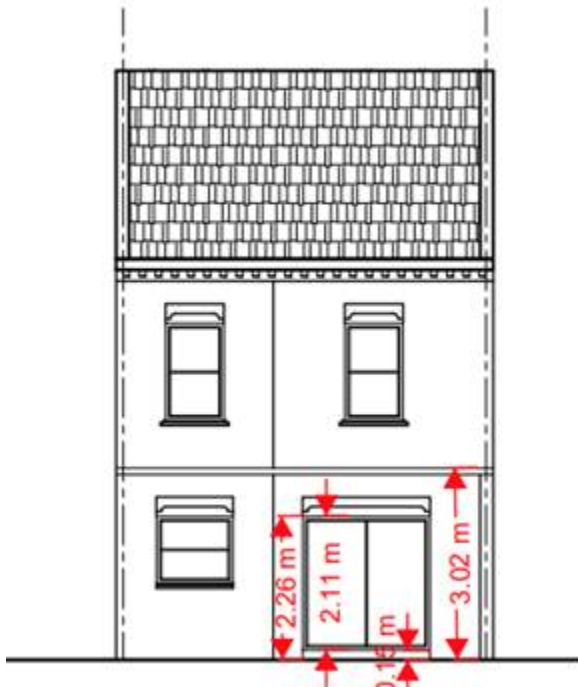
Dear Joanne,

Thank you for your letter dated 22nd September regarding the above appeal.

Whilst we acknowledge that the drawings do not truly reflect the rear elevation of the property the inaccuracies relate to the window sizing/detailing. The extent of the proposed extension in terms of height, width and depth etc are all accurately drawn as detailed on the comparison photo/drawing below.

The reason for refusal relates to the impact of the proposal upon the amenities of the occupiers of the host dwelling due to the size of the garden that would be retained. The proposal was not refused on design/character grounds or due to concerns regarding impact upon the amenities of the neighbouring dwellings. We consider that the differences with the window detail as shown on the below drawings are not pertinent to the Councils determination of the application. As the works are retrospective, could a condition be imposed requiring the applicant to submit correct drawings to the LPA, within a set time frame.

Given the proposal is retrospective, if the Inspector is minded to approve in this instance we are hopeful that a decision on this appeal would avoid the need for an Enforcement Notice appeal in the future.



Kind regards,

Morwenna Mckay BSc(Hons), MA, MRTPI

Director of Planning



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