

Application Reference: 20250121

Site Address: Leasden, Rhododendron Avenue, Meopham, Gravesend, Kent

Proposal: Erection of a 2 bedroom self-build bungalow along with hardstanding for 2 cars and associated access path

Dear Sir / Madam,

Further to your invalidation letter dated 20 February 2025, I write as agent for the above application. Although several of the points raised had already been addressed previously, due to the elapsed time in collating all information I have provided a full response to all items below for completeness.

Item 1 – Red Line Boundary

We can confirm that the application seeks determination strictly within the red line boundary shown on the submitted plans. No works outside of this boundary are proposed as part of this application.

Item 2 – Updated Plans

All drawings have now been updated to show the corrected red line boundary, consistent across the full submission.

Item 3 – Biodiversity Net Gain

The completed BNG Self-Build Form is attached for your records.

Item 4 – Site & Supporting Details

The following have been provided:

- Tree planting shown on the Proposed Site Plan
- Preliminary Ecological Appraisal (PEA) attached
- Site sections included within the existing and proposed site plan
- No ground level alterations are proposed as part of these works
- Refuse and cycle storage, along with boundary treatments, are detailed on the Proposed Site Plan
- A separate foul drainage drawing is attached
- No external lighting is proposed at this stage – we are happy for this to be conditioned as part of any approval if required

We trust that the above responses and accompanying documents fully address the outstanding validation requirements in your letter of 20 February 2025. If there are any further queries or clarifications needed, please do let me know.

We would be grateful if the application could now be validated.

Yours faithfully,
John Tomlin