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27th November 2024

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

Dear Sir/Madam,

A22191 –Wrotham Road, Meopham
Our reference – A22191/241127/GBC/SJB

On behalf of our Clients, Mr and Mrs S. Phagura, the owners of the property, we confirm the submission online today of a Householder planning application, Planning Portal reference PP-13595910, for revised proposals for the demolition of an existing garden store and the erection of an ancillary garden building, and associated hard and soft landscaping, at Westside Wrotham Road Meopham Kent DA13 0HW, comprising in addition to this covering letter:

- Completed application form,
- 1000 Location Plan,
- 1001 Existing Site Block Plan,
- 1101a Proposed Site Block Plan (Existing Dwelling),
- 1101b Proposed Site Block Plan (Replacement Dwelling), and
- 1140 Proposed Garden Building Plan Section and Elevations.

This application is subsequent to the refused Full planning application, reference 20221085, for the demolition of the existing two-storey three-bedroom dwelling and the erection of a two-storey with roof accommodation five-bedroom detached dwelling and associated ancillary garden building, hard and soft landscaping, and associated car parking. The stated reasons for refusal comprise:

1. *The replacement dwelling is incongruous and unacceptable, in design terms, by virtue of the increase in height, massing/scale, landing and use of insensitive materials/fenestration would harm the character and appearance of the surrounding area, and would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraphs 126, and 130 of the National Planning Policy Framework 2021.*
2. *The overall design of the dwelling, by virtue of the roof terrace and first floor flank windows, harms the living environments/privacy of existing and future occupants of both neighbouring sites. The first floor flank windows and roof terrace would also result in direct overlooking into the private amenity space of Riseley and the properties at Hook Green Court. Also, given the massing of where the replacement dwelling would be situated within the plot, the increase in massing, scale and height would create an overbearing impact to the neighbouring properties. The proposal would therefore fail to provide a high standard of amenity for neighbouring's sites which conflicts with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraphs 126 and 130 of the National Planning Policy Framework 2021.*

3. *The proposed garden building would not be for use incidental to the main dwelling due to its scale, self-contained accommodation and the potential for forming a wholly separate unit of accommodation. The proposed use of the garden room for such would represent an intensification of residential use and overdevelopment of the site. The proposal conflicts with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and the National Planning Policy Framework 2021.*

A subsequent Full planning application, reference 20240775, for the demolition of the existing two-storey three-bedroom dwelling and the erection of a two-storey four-bedroom detached self-build dwelling, associated hard and soft landscaping, and car parking, omitted the provision of an ancillary garden building and fully addressed Items 1 and 2 of the stated reasons for refusal, and was granted planning consent on 22nd November 2024.

The Delegated Report for the first Full planning application, reference 20221085, states the following reasons for Item 3 of the planning consent refusal:

Design, Character and Appearance

In terms of the garden room proposed, there are no concerns in terms of overall design.

Other Matters

It is noted above there are no design concerns with the proposed garden building. On review of the garden floor plans of the garden room, it is evident that this building would not be considered ancillary to the host property. The plans indicate that the area would have a GIA of approximately 47 sq.m, but would also have two bedrooms, bathing facilities and a living room kitchen/dining area. Essentially the garden building could easily accommodate two people using the space as living accommodation. Therefore, the proposed garden room cannot be considered incidental to the host dwelling.

The current proposals, the subject of this Full planning application, fully address the stated reasons for refusal, and comprise internal accommodation wholly ancillary to the main dwelling, both as existing and as proposed replacement under Full planning consent, reference 20240775, within an overall external design, form and materials very similar to that originally proposed.

The current proposals have also been developed with due regard and reference to similar and comparable planning consented proposals for properties in the immediate area, are wholly compliant with national and local planning policy, with no detrimental impact on any adjoining property and, as such, should therefore be considered favourably.

Should there be any queries or concerns with any aspect of the submitted revised proposals, we would be pleased to review the proposed development with yourselves in order to achieve an agreed and acceptable proposal prior to the determination of this application.

The respective application fee of £258 and the Planning Portal service charge of £70, both including VAT, will be paid separately and directly by the applicant.

We would be pleased to receive the following from you:

- Confirmation of receipt of this application, its validity, registration and that no further information is required,
- A receipt for the application fee,
- Confirmation of the timescale for the formal response to this application.

We look forward to your acknowledgement of receipt of this application at your earliest convenience.

Yours faithfully



Steve Baker
BA(Arch)(Hons) B.Arch(Hons)(Reilly) ARB RIBA

Principal

For and on behalf of Steve Baker Architect

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cc – Mr and Mrs S. Phagura

Enc

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