

2nd September 2022
UPLOADED VIA PLANNING PORTAL
To: Gravesham Council
Planning Department



DESIGNSCAPE
Consultancy Limited
ARCHITECTURE & URBAN DESIGN

Dear Sir/Madam,

30c Old Road West, Gravesend, DA11 0LJ
Certificate of Lawfulness Submission

We have pleasure in attaching our client's Lawful Development Application for their property at the above address. The existing property is a semi-detached property. The proposal is for an annexe in the rear garden, being a modest annexe incidental to the enjoyment of the dwelling. There is a garage structure and another outbuilding and deck on the site of the proposal, which would be removed to make way for the proposal. The proposal is in accordance with the parameters of the GPDO. This submission is further to the refused submission 20220701. Gravesham Council noted that previous submission did not comply with the necessary parameters solely on the grounds that it exceeded 2.5m height, and as kindly clarified in subsequent correspondence between the agent and Gravesham Council. This new submission scheme has been amended to address that matter and is now considered acceptable in every regard. The drawings relating to this submission demonstrate the acceptability under the GPDO. Specifically, the relevant parameters are as set out under GPDO E.1 as noted below;

GPDO E.1 Annexes (Buildings Incidental to the Enjoyment of a Dwellinghouse)

This states that buildings may be erected in the curtilage of a dwellinghouse which can be up to 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse). Height restrictions also apply, namely being not more than 4m height at the ridge in the case of a pitched roof, not more than 2.5m within 2m of the boundary, and not more than 3m in any other case, and height at eaves to be not more than 2.5m.

The submitted drawings are as follows;

- Location Plan
- 75 Existing Block Plan
- 76 Existing Site Layout Plan
- 100B Proposed Block Plan
- 101B Proposed Site Layout Plan
- 102C Proposed Plans and Elevations

You will be aware that the GPDO relates to matters of fact within clearly defined parameters: it is not a document which is open to interpretation at planning discretion.

Yours Sincerely,

Kingsley J. Hughes
Designscape Consultancy Ltd.