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20th May 2025

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

Dear Sir/Madam,

A24080 – Bluebells, Willow Walk, Culverstone
Our reference – A24080/250520/GBC/SJB

On behalf of our Clients, Mr and Mrs M. Cantwell, the owners of the property, we confirm the submission online today of a Full planning application, Planning Portal reference PP-14030811, for proposed works at Bluebells Willow Walk Culverstone Meopham Kent DA13 0QS, comprising in addition to this covering letter:

- Completed application form,
- 1000 Location Plan Rev B,
- 1001 Existing Site Block Plan Rev C,
- 1010 Existing Ground Floor Plan Rev D,
- 1013 Existing Roof Plan Rev C,
- 1020 Existing Sections AA and BB Rev C,
- 1030 Existing North and South Elevations Rev C,
- 1032 Existing East and West Elevations Rev C,
- 1101 Proposed Site Block Plan Rev D,
- 1110 Proposed Ground Floor Plan Rev D,
- 1111 Proposed First Floor Plan Rev D,
- 1113 Proposed Roof Plan Rev D,
- 1120 Proposed Sections AA and BB Rev D,
- 1121 Proposed Section CC Rev D,
- 1130 Proposed North and South Elevations Plot A Rev D,
- 1131 Proposed North and South Elevations Plot B Rev D,
- 1132 Proposed East and West Elevations Rev D,
- Preliminary Ecological Appraisal, dated 16 October 2024,
- Potential Bat Roost Assessment, dated 13th November 2024, and
- (Biodiversity Net Gain) BNG Self Build form - Completed.

The proposed works essentially comprise the self-build retention, remodelling and extension of the existing property to create two single dwellinghouses, and this application has been prepared and submitted subsequent to the Pre-Application Enquiry, reference PRE20240126, to which a response from Gravesham BC was received on 15th July 2024, the Full planning application, reference 20240772, refused planning consent on 21st January 2025, and the Pre-Application Enquiry, reference PRE20250032, to which a response from Gravesham BC was received on 2nd May 2025.

The latter response concludes:

Summary

In order for the Council to be in a position to support this proposal, revisions to the design of the proposal as set out above would need to be carried out. In particular this would include amendments to the design of the roof and proposed dormers. In addition, the potential for the proposed terrace and steps towards the rear of each property to result in the overlooking of neighbouring garden areas also needs to be addressed.

The proposals have been revised specifically in response to, and fully address, the full comments in the latter and, in particular, with regard to the design of the roof and proposed dormers, and to the proposed terrace and steps towards the rear of each property.

The proposals are also fully compliant with both national planning policies, including the NPPF and associated guidelines, and local planning policies, including the Gravesham BC Householder Extensions/Alterations Design Guide (SPD) in particular, 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 £588 and the Planning Portal service charge of £85, 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 M. Cantwell

Enc

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