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Recipient Planning Department,
Gravesham Borough Council,
Civic Centre, Windmill Street,
Gravesend, Kent, DA12 1AU

Dear Sir/Madam,

Householder Planning Application: Finches, Rhododendron Ave, Culverstone, Kent, DA13 0TU

On behalf of the applicant, Mr Fletcher, we are pleased to submit this proposal for householder planning permission.

The site is nestled within the context of Culverstone, a rural valley scene of varied vernacular throughout the locale. Finches represents a combination of buildings including the main dwelling to the rear (western edge) of the sloped curtilage, with a greenhouse and two outbuildings toward the front of the property (eastern edge). A forge that previously existed on the western edge close to the dwelling has recently been dismantled.

The applicant is seeking to extend the existing dwelling to enlarge living accommodation for their young family, whilst replacing the greenhouse and two outbuildings with one outbuilding (providing a workshop and study) and a carport. The proposal seeks to improve the sense of openness on the site whilst rationalising the plot to provide greater garden space.

Although the site sits within the Metropolitan Greenbelt, recent changes to the NPPF suggests the proposal would no longer be inappropriate:

Paragraph 153: *When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness⁵⁵*

Footnote 55: *Other than in the case of development on previously developed land or grey belt land, where development is not inappropriate.*

Annex 2: *Previously developed land - Previously developed land: Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land.*

Our site would appear to comply with that being a residential garden outside of any built-up area.

The existing accumulated footprint across the site is 242sqm, with a newly proposed footprint of 273sqm representing an uplift of 13%, albeit the open sided carport accounts for 33sqm of this. It is therefore argued that the proposed development is wholly appropriate within the greenbelt with scale, material, and massing in keeping with the local area.

We look forward to receiving a positive response from the council.

Yours Sincerely,

Ben Blackburn BA(Hons) M.Arch ARB RIBA
Director
For and on behalf of Blackburn Architects Limited