

08/12/2023

Dear Sirs/Madam,

Dillybank, Dillywood Lane, Higham, Rochester ME3 7NT - Erection of a single storey infill extension to enlarge the living area

This covering letter is prepared by Gill Sterling for Mr. Diljinder for the erection of a single storey infill extension at a substantially complete dwelling.

Site Location

Dillybank is a large detached two-storey dwelling in use as a single-family dwelling. The property is located on the eastern side of Dillywood Lane, is set back from the highway, and has a large driveway. There is a detached single garage and a large lawn area on the frontage.

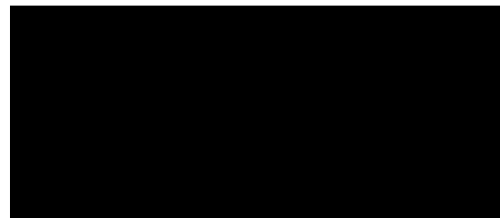


Relevant Planning History

Reference	Description	Decision	Decision Date
20220900	Demolition of the existing dwelling and erection of a 3 bed detached house with associated parking and amenity space.	PERMITTED	06.10.2022

Justification

- Application 20220900 for replacement dwelling has been implemented and the construction of the dwelling is now substantially complete.
- Given the construction is substantially complete, the dwelling should now be considered the 'original dwelling' in the context of saved Policy C13 of the Gravesham Local Plan First Review (1994).
- Policy C13 sets out the criteria for extensions in the Green Belt. Paragraph (ii) is directly relevant and states that *'there will be an overall limit of one third of the gross floor area of the original dwelling (measured externally) prior to any later extension or alteration...'*.
- The existing/original dwelling has an internal floor area of 216.81 sqm.
- The proposed extension has an approximate floor area of 245.11 sqm, which is a 13% increase and well below the 33% allowance. Therefore, we consider the proposal would comply with criterion (ii).



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- Paragraph (vi) is also relevant and states *'the appearance, massing, scale, form and materials of any extension shall be appropriate to the existing dwelling and the Green Belt setting...'*.
 - The proposal is a single storey rear infill extension which is modest in appearance and scale. All external facing materials would match that of the existing building and have limited visual impact. As such we consider that the proposal also complies with criterion (vi).

Please contact [REDACTED] for any queries.

Kind regards,
Hanan

