

Planning Application Statement
317 Wrotham Road, Istead Rise, DA13 9JH

This statement pertains to the confirmation of compliance with condition letter issued on 04/12/23 by Gravesham Borough Council relating to **Condition 2**. The council has confirmed that conditions 1, 3 and 4 have been complied with however, the absence of the proposed lower ground floor and the repositioning of the external steel staircase leading from the roof terrace are perceived as minor details with the recommendation of the submission of a non-material amendment application.

The decision to not proceed with the lower ground floor was due to the below points:

1. The client was undergoing a significant personal transition during the build process which required for them to relocate and reside with parents with the expectation of their first child. This necessitated for the swift completion of the project to secure stable accommodation. The inclusion of the lower ground floor would have compounding impacts on the project deadline placing the clients in a precarious situation regarding living arrangements.
2. The building process unfortunately coincided with the global pandemic of COVID-19 thus delaying the ability to procure reputable contractors.
3. The quotations which were obtained ranged from £100k-£150k just for the lower ground floor which would place substantial strains on finances. This would be in addition to the £450k already spent on building work. The financial impact was further exacerbated by the pandemic and the conflict in Ukraine ultimately rendering the lower ground floor unfeasible.
4. The overall development mitigates micro and macro impacts as the scale of the project has been reduced whilst all other elements adhere with the approved planning drawings.
5. With the prior consideration of the lower ground floor, the structure of the rear extension has been over engineered and complies with the structural engineer's specifications. This is advantageous for the structural integrity and performance of the dwelling.

The decision to relocate the external staircase leading from the roof terrace was due to the below points:

1. During the period of construction, the remnants of a large tree posed as a physical obstruction with where the staircase was to be originally situated.
2. The proposed position of the staircase would have complicated future drainage works due to its proximity to the existing main sewer line and manhole locations.
3. All work was undertaken with the consent of building control.