

Steve Baker **Architect**



25th January 2024

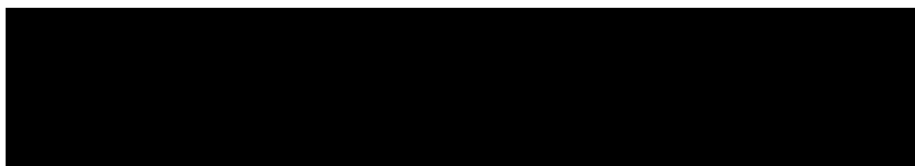
Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
Kent DA12 1AU

Dear Sir/Madam

A23240 – Glenrosa Gardens, Gravesend
Our reference – A23240.2/240125/GBC/SJB

On behalf of our Clients, Mr and Mrs W. Norris, we confirm the submission online today of a Householder planning application, Planning Portal reference PP-12760032, for the proposed ground floor front and rear extensions, side entrance lobby infill, and associated external and internal alterations of the existing property at 7 Glenrosa Gardens Gravesend Kent DA12 4PT, comprising in addition to this covering letter:

- Completed application form,
- 1000 Location Plan,
- 1001 Existing Site Block Plan Rev A,
- 1010 Existing Ground Floor Plan Rev A,
- 1011 Existing Loft Plan Rev A,
- 1012 Existing Roof Plan Rev A,
- 1020 Existing Section AA Rev A,
- 1030 Existing North Elevation,
- 1031 Existing South Elevation,
- 1032 Existing East Elevation,
- 1033 Existing West Elevation,
- 1100 Context Plan Rev B,
- 1101 Proposed Site Block Plan Rev C,
- 1110 Proposed Ground Floor Plan Rev C,
- 1111 Proposed Loft Plan Rev B,
- 1112 Proposed Roof Plan Rev B,
- 1120 Proposed Section AA Rev B,
- 1130 Proposed North Elevation Rev B,
- 1131 Proposed South Elevation Rev B,
- 1132 Proposed East Elevation Rev B, and



- 1133 Proposed West Elevation Rev B.

This application follows the refusal to grant planning consent for two previous planning applications, reference 20230677 and 20230882, and two previous pre-application enquiries, reference PRE20230310 and PRE20230339.

The response, dated 23rd January 2024, to the most recent pre-application enquiry, reference PRE20230339, concluded:

Summary

The proposed revisions to the scheme are considered to have overcome the previous reason for refusal and if an application were to be submitted on the basis of these revisions, it would likely to be considered favourably for planning permission.

The proposals comprising this application are wholly as per those submitted for this latter pre-application enquiry, except that drawing no.s 1101 Proposed Site Block Plan Rev C and 1110 Proposed Ground Floor Plan Rev C have been updated in response to the request in the pre-application enquiry response for an amendment to the proposed external side gate location and clarification of the proposed boundary treatment.

The proposals have been developed with due regard and reference to similar and comparable proposals for both adjoining and properties in the immediate area, both those refused and those granted planning consent, and fully incorporate and comprise the acceptable aspects of these current and recent precedents. The proposed extensions are wholly compliant with national and local planning policy, with no detrimental impact on any adjoining property and, as such, should therefore be granted planning consent.

Should there be any queries or concerns with any aspect of this application, we would be pleased to review the proposed development with yourselves in order to achieve an agreed and acceptable proposal prior to determination.

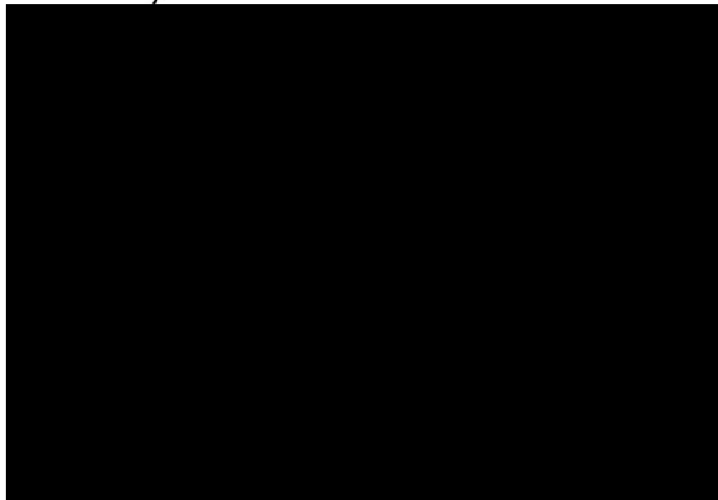
The respective application fee of £258 plus £64 Planning Portal service charge, all including VAT, will be paid separately and directly by the applicant.

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 determination of this application.

We look forward to your acknowledgement of receipt of this application at your earliest convenience.

Yours faithfully



Enc

Our reference: A23240.2/240125/GBC/SJB