

# Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 03/08/2025 3:16 PM from [REDACTED]

## Application Summary

|               |                                                                                                                                                                          |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:      | 11 Ryecroft Gravesend Kent DA12 4QQ                                                                                                                                      |
| Proposal:     | Erection of two storey side extension with residential annexe at ground floor, conversion of garage into store room and formation of vehicle parking area to side/front. |
| Case Officer: | Mrs Kelly Joyce                                                                                                                                                          |

[Click for further information](#)

## Customer Details

|          |                        |
|----------|------------------------|
| Name:    | [REDACTED]             |
| Email:   | [REDACTED]             |
| Address: | [REDACTED] Cirencester |

## Comments Details

|                 |                                                               |
|-----------------|---------------------------------------------------------------|
| Commenter Type: | Member of the Public                                          |
| Stance:         | Customer made comments in support of the Planning Application |

Reasons for comment:

Comments: On behalf of the National Annexe Planning Consultancy (NAPC), I write in support of planning application reference 20250705 for the erection of a two storey side extension with a residential annexe at ground floor, conversion of garage into a store room, and formation of a vehicle parking area to the side and front at 11 Ryecroft, Gravesend, Kent, DA12 4QQ.

NAPC is the national voice for ancillary and modular accommodation, with extensive expertise in supporting well-designed annexes that remain subordinate to the main dwelling and serve the needs of modern families. The proposed annexe, as described, is ancillary in nature and represents an efficient and sustainable use of the existing residential plot. Such development supports flexible living arrangements, including multigenerational households, and offers a practical response to local housing and care needs without necessitating large-scale new development.

We note the importance of ensuring that the annexe remains clearly ancillary to the main house, both in use and appearance, and that its layout and access arrangements do not enable future separation as an independent dwelling. The conversion of the garage to a store room and the provision of additional parking are positive measures that help manage the impact on local amenity and parking provision. We encourage the applicant to consider design details that reinforce the annexe's subordinate relationship to the main dwelling and to consult NAPC for expert advice on policy compliance and long-term peace of mind. Further information and support can be found at <https://napc.uk/annexe-support/>.

We encourage Gravesham Borough Council to consider the adoption of supportive annexe policies in future iterations of the local plan, recognising the positive impact of ancillary accommodation in jurisdictions such as Ireland and California, where it is helping to relieve housing pressures and promote sustainable communities.

NAPC remains available to assist both applicants and the local authority in

ensuring that ancillary accommodation delivers genuine community benefit while upholding planning policy and best practice.

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Kind regards