



Ashdown Planning Consultants

Architectural Design and Planning

PLANNING STATEMENT

FOR

**Material Amendment to Previous Planning Approval
Ref:20180036 19/05/2019**

3 Lilac Place, Meopham, Gravesend, DA13 0ER

PLANNING SUPPORT STATEMENT

To be read in conjunction with an application for

Material Amendment to existing householder approval

Site: 3 Lilac Place, Meopham

This application is for a material amendment to an existing approval, in retrospective format.

The original application drawings, as approved, were incorrect as found once building works commenced. Following advice from Building Control, it was realised that the internal height of the built structure would not have been possible to link to the existing property as the joists would have been sitting below the wall plate height. A new Building Control drawing was produced which was worked to by the builder. The originally approved height of the extension was 2.6m and the height as originally built to satisfy Building Control increased to 3.55m. It should be noted that if this extension did not exceed permitted development allowances in length and width then a height up to 4m would have been acceptable. Once the building was mostly complete a local resident reported the finished height of the extension to the Council, who came out and advised that the overall height should be reduced to that which was approved.

The applicant has at all times complied and attempted to remedy the situation and reduced the overall height to the minimum achievable whilst allowing the internal structure to work with the current built form of the existing dwelling. This has reduced the height of the extension down to 3.1m including a 100mm parapet. We have submitted Dwg no: DS/KL/001 @ 1:100 showing the height comparisons including the final built form.

This subsequent reduction is the lowest possible height to allow internal linkage and also externally an upstand for rainwater run off purposes.

In respect of external style and design the council have received comments locally that the building is not in keeping with local style. It should be noted that apart from the height, the previous approval clearly showed the parapet wall, rendering and all materials currently used and this has not altered since this approval. Disregarding this, the extension is well screened in the garden by existing trees and vegetation and therefore this has no effect on the amenities of neighbouring dwellings.

Furthermore, an adjacent property at No 4 Lilac Place has recently gained approval for a very similar designed extension with the same finished height as the one proposed in this application. In respect of the design, lowering the roof height to 3.1m has necessitated the removal of the two side windows which though unfortunate for the applicant also now means that there cannot possibly be any overlooking of immediate neighbours.

This application now before you to amend the previous approval, proposes a well thought out and built form which allows continuity in design externally, adherence to Building Control calculations and provision of increased cavity wall and floor and

ceiling insulations to greatly improve thermal efficiency which is to be encouraged.

The applicant has done all that has been asked of him by the Council at great cost to him and his family and we contend that there are no planning policy reasons that the extension as now built should be refused. At all times he has maintained a dialogue with the Council, and this has culminated in this application to amend the previous approval to comply with requirements.

It is our professional view that this finished height at 3.1m over the same length and width as already approved is almost de minimis in nature. The alteration has absolutely no effect on the integrity of the existing dwelling, amenities of immediate neighbours or this residential area in general.

A note written as an informative on the previous approval stated as follows *'It is possible that any proposed deviation from the approved plans could be classed as a material change requiring a further application.'* In this regard, we are submitting exactly as required in this informative and would suggest that this minor change can now be approved. We look forward to receiving positive consideration of this application in the near future.

PHOTOGRAPHS





