

Steve Baker **Architect**

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6th February 2025

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

Dear Sir/Madam,

A22190 – Wrotham Road, Meopham
Our reference – A22190/250206/GBC/SJB

On behalf of our Clients, Mr and Mrs S. Phagura, the owners of the property, we confirm the submission online today of a Non-Material Amendment planning application, Planning Portal reference PP-13754538, for revised proposals for the demolition of the existing two-storey three-bedroom dwelling and the erection of a two-storey four-bedroom detached self-build dwelling, associated hard and soft landscaping, and car parking. at Westside Wrotham Road Meopham Kent DA13 0HW, comprising in addition to this covering letter:

- Completed application form,
- 1101 Proposed Site Block Plan Rev G,
- 1110 Proposed Ground Floor Plan Rev G,
- 1111 Proposed First Floor Plan Rev G,
- 1112 Proposed Loft Plan Rev G,
- 1113 Proposed Roof Plan Rev G,
- 1120 Proposed Sections AA Rev G,
- 1121 Proposed Section BB,
- 1130 Proposed North Elevation Rev G,
- 1131 Proposed South Elevation Rev G,
- 1132 Proposed East Elevation Rev A, and
- 1133 Proposed West Elevation Rev A.

This application is subsequent to the Full planning application, reference 20240775, granted consent on 22nd November 2024, and comprises the following proposed minor amendments:

- imprinted patterned PCC paving in lieu of gravel to the approach to the dwelling in response to Building Regulations requirements for disabled access,
- the additional of an external rooflight over the first floor dressing room on the south elevation,
- the relocation of the external window to the ground floor games room on the north elevation,

- revised fenestration to the ground floor on the west elevation including a small shallow bay window to the kitchen area, and
- minor alterations to the proposed internal layout at first, second and loft floor levels in response to Building Regulations requirements.

The revised proposals are wholly compliant with national and local planning policy, with no detrimental impact on any adjoining property and, as such, should therefore be considered favourably.

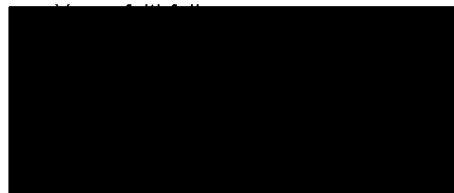
Should there be any queries or concerns with any aspect of the proposals, we would be pleased to review the proposed works with yourselves in order to achieve an agreed and acceptable proposal prior to the determination of this application.

The respective application fee of £43 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 formal response to this application.

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



Steve Baker
BA(Arch)(Hons) B.Arch(Hons)(Reilly) ARB RIBA

Principal

For and on behalf of Steve Baker Architect



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