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14th July 2022

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

Dear Sir/Madam

A22070 – Henley Deane, Northfleet
Our reference – A22070/220714/GBC/SJB

On behalf of our Client, Mr and Mrs R. Stalley, the owners of 53 Henley Deane, Northfleet, Gravesend, Kent DA11 8SU, we confirm the submission online today of a Householder planning application, Planning Portal reference PP-11353880, for the proposed single-storey ground floor rear and side extensions, minor external elevation alterations, and associated internal and external hard and soft landscaping alterations to this existing property, comprising in addition to this covering letter:

- Completed application form,
- 220714 1000 Location Plan,
- 220714 1001 Existing Site Block Plan,
- 220714 1010 Existing Ground Floor Plan,
- 220714 1011 Existing First Floor Plan,
- 220714 1013 Existing Roof Plan,
- 220714 1020 Existing Section AA,
- 220714 1021 Existing Section BB,
- 220714 1030 Existing North Elevation,
- 220714 1031 Existing South Elevation,
- 220714 1032 Existing East Elevation,
- 220714 1033 Existing West Elevation,
- 220714 1040 Existing Perspective Views,
- 220714 1101 Proposed Site Block Plan,
- 220714 1110 Proposed Ground Floor Plan,
- 220714 1111 Proposed First Floor Plan,
- 220714 1113 Proposed Roof Plan,
- 220714 1120 Proposed Section AA,
- 220714 1121 Proposed Section BB,

- 220714 1130 Proposed North Elevation,
- 220714 1131 Proposed South Elevation,
- 220714 1132 Proposed East Elevation,
- 220714 1133 Proposed West Elevation, and
- 220714 1140 Proposed Perspective Views.

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. It should also be noted that the proposed extensions are wholly compliant with the stated criteria in the MHCLG 'Permitted development rights for householders Technical Guidance', September 2019, with the possible exception that the proposed side extension, a single-storey external garden store only and not an extension of the existing internal accommodation, fronts a highway. Paragraph (e) page 14 of the guidance states that:

(e) the enlarged part of the dwellinghouse would extend beyond a wall which –

- (i) forms the principal elevation of the original dwellinghouse; or
- (ii) fronts a highway and forms a side elevation of the original dwellinghouse

This restriction means that any development to enlarge a house that is in front of a principal elevation, or in front of a side elevation that fronts a highway will require an application for planning permission.

It is solely due to this slightly grey area in the interpretation of the guidance that this application has been submitted as a Householder, and not a Lawful Development Certificate, application.

The respective application fee of £206 and the Planning Portal service charge of £32.20, both 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



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

Principal

For and on behalf of Steve Baker Architect

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cc – Mr and Mrs R. Stalley

Enc

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