



Gravesham Borough Council
Planning Support
Civic Centre
Windmill Street
Gravesend
Kent DA12 1AU

11 July 2022

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Demolition of existing self-contained annexe and side porch and outline application for the erection of a 3 bedroom detached dwelling Land at Ewhurst Bowesden Lane Shorne Ridgeway Kent DA12 3LA

The revised proposal is a resubmission of application 20201254 for the demolition of the existing granny annexe and side porch and outline application for the erection of a 3 bedroom detached dwelling within the residential garden of this large detached dwelling in its own spacious grounds on the eastern side of Bowesden Lane immediately to the rear of the See Hoo Public House. The revised proposal takes into consideration the comments made by the Planning Inspector in her decision dated 22 March 2022. It is a large dwelling sitting in the centre of the plot with large side gardens either side and large landscaped amenity land to the rear. It is served by two entrances which provide access to large hardstanding parking areas either side of the building. To the western side of the building is an attached porch and utility area which leads into the existing kitchen in the main house. Attached to the porch/utility area is a former detached garage which was converted to a granny annexe by planning permission (20000171) in May 2000. This application also granted permission for extensions to the main dwelling. To the eastern side is a gravelled drive giving access to the rear garden and providing parking for at least 4 vehicles.

The proposal seeks to demolish the existing granny annexe and utility room and create a building plot to accommodate a 3 bedroom detached dwelling. The annexe has all the facilities for occupation as a separate dwelling and it is understood that it has been independently let since 2001. We have provided several Tenancy Agreements dating from 2007 and would confirm that it has been consistently occupied since. It has been independently rated as a separate dwelling since 2013/14. See accompany documents.

The application site would be accessed by the first (southern) drive whilst the remaining access would be retained for use by the main dwelling. The application is in outline form with only the siting and means of access not reserved for later approval. It is intended that the new dwelling will sit centrally within the plot with generous 1m wide access either side.

Prospective floor plans and elevations are included in the submission, for information purposes only, to indicate how a dwelling could be accommodated on the site and to show that compliance with Council policy and DNSS requirements could be meet. The prospective design would result in a dwelling of similar appearance to that at Court House. It is acknowledged that the site is 'previously developed land' and we are satisfied that, given the history of the Annexe, would constitute the replacement of an existing dwelling. The proposal would Including parking and turning space in front of the proposed dwelling.

The proposed dwelling would have a large rear garden/amenity area similar in size to other properties in the area. It would have a north/south orientation to ensure that it does not result in any undue overlooking of neighbouring properties and in particular Chart House immediately to the west of the site. The separation distances are such that the proposal would not have any overbearing effect on neighbouring properties including the host dwelling. It is also important to note that the western boundary is marked by existing 1.8m close boarded fencing and a well- established tree screen that will be retained. The eastern boundary of the application site will be similarly fenced and landscaped – which can be controlled by way of condition.

We regard the proposal as a replacement dwelling on previously developed land which would lend itself to providing a further unit of accommodation to meet the Council's existing short fall – albeit only to a limited amount. It is a windfall infill plot that would be acceptable within NPPF guidance and Council policy and would not be contrary to restrictive green Belt policy.

We would confirm that the proposal is in outline form with just the sitting and means of access not reserved for subsequent approval. We are satisfied that it could be adequately controlled by condition including taking away any permitted development rights. It would be subject to SAMMS payment but this has already paid in respect to application 20201254 and we are happy for this payment to be re-allocated to this revised application.

Yours sincerely

James Barron BA (Hons) DipTP MRTPI

Planning Director