

Site Address: 59 Central Avenue, Gravesend, Kent, DA12 5AN

Previous Application Ref: 20241115

17th April 2025

Dear Sir/Madam,

I am writing to submit a revised planning application for the above-mentioned address, following the refusal of my previous application (ref. 20241115) dated 6 February 2025.

This resubmission seeks to address all of the concerns raised in the previous decision notice, which related to:

1. Design and visual impact,
2. Neighbouring amenity, and
3. Off-street parking provision.

Key Revisions Made

- The **two-storey side extension** has been redesigned to include a **1-metre set-in from the boundary** and a **300mm recess** from the front elevation, ensuring subservience and preventing terracing.
- The **rear extension** now consists of a **part two-storey element limited to the side** and a **single-storey section centrally**, reducing its scale and mitigating impacts on outlook and light to neighbouring properties.
- The **existing driveway provides off-street parking for at least two vehicles**, in line with **KCC SPG4 standards**.

Materials for the proposed works will match the existing dwelling to ensure the development blends seamlessly with the surrounding context.

Enclosed with this submission are:

- Revised architectural drawings (plans and elevations)
- A Planning Statement
- A Design & Access Statement
- Site Location and Block Plans
- Completed Application Form (via Planning Portal)

I trust that this revised application demonstrates a positive response to the previous concerns, and I hope that the Planning Department will now look favourably upon the proposal. Should you require any further information or clarification, please do not hesitate to contact me.

Thank you for your time and consideration.

Yours faithfully,

Mr. Raj Bhatti MCIOB