

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

18/05/2022

Dear Sir/Madam,

Amendment to the previously approved planning application 20211097 to allow a minor increase to the approved extension.

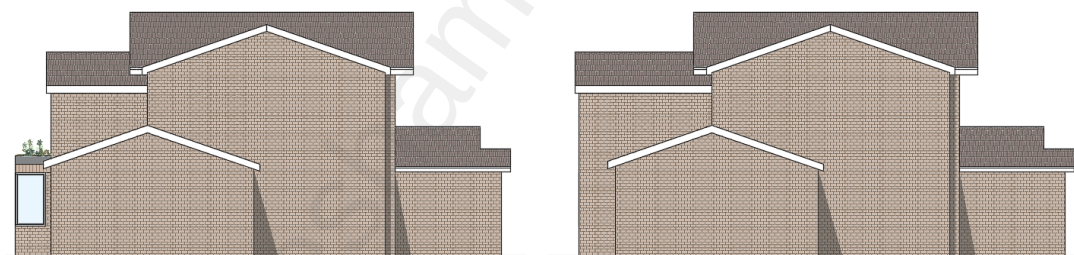
Please find enclosed an electronic application form and drawings for the above referenced address.

The application site comprises of a two-storey detached dwelling with 3 parking spaces at the front and rear garden area.

The proposal is for an amendment to the previously approved planning application 20211097 to allow a further of 1 metre first floor rear extension.

Character and Appearance

As shown in the below diagram the overall size of the proposal is a minor increase to the approved extension. It will integrate well with the existing house and would not appear bulky and incongruous addition to the house.



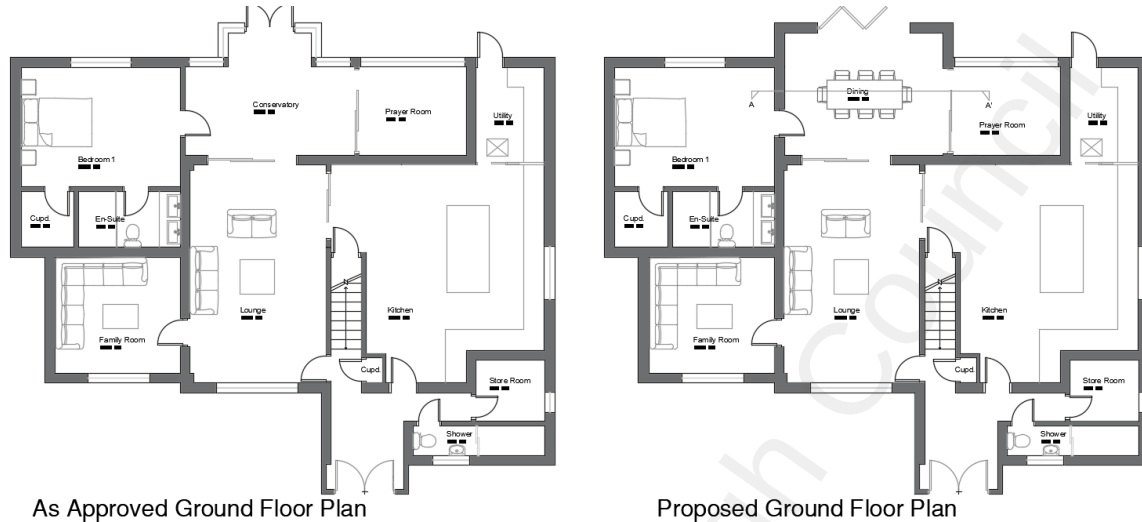
As Approved Side Elevation

Proposed Side Elevation

We are confident that the proposed extension would not have a harmful effect on the character and appearance of the host dwelling and the surrounding area. Accordingly, the proposal complies with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) (CS) and the National Planning Policy Framework (the Framework) which together require development to be of a high quality, to conserve and enhance the character of the environment and to integrate well with the surrounding local area.

Amenity of Occupiers

The proposal also includes extending the ground floor to achieve usable space downstairs which is just a 2 sqm increase in the footprint as shown below;



As noted in the appeal decision ref: **APPI/K2230/D/21/3266633**, the planning inspectorate mentioned that;

“10. The footprint of the proposed rear extension would only be marginally greater than that of the existing conservatory to be replaced. Whilst the proposal would result in more living accommodation, I consider that the overall amount of outdoor space available for the existing and future occupiers would not be reduced by the appeal proposal to such an extent that the living conditions of the occupiers of the property would be significantly compromised.

11. In conclusion on this issue, the proposal would not have a harmful effect on the living conditions of existing and future occupiers with particular reference to outdoor space. The proposal would therefore comply with Policy CS19 of the CS and the Framework in this regard, which together seek to safeguard the amenities of occupants of the development and those of neighbouring properties.”

The property would therefore provide acceptable living conditions for existing and future occupiers of the dwelling. As such, in respect of the amenity of occupiers the proposal complies with Policy CS19 of the Local Plan Core Strategy.

We have considered the impacts on the surrounding properties and observed that the proposal has no harmful impact on the neighbouring buildings. If there are any concerns regarding the application, please do not hesitate to contact us.

Kind Regards,

Guneet Kaur
Senior Architectural Designer (B Arch)

Gravesham Borough Council