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25th June 2025

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

Dear Sir/Madam,

A25150 – 10 Court Lodge, Shorne
Our reference – A25150/250625/GBC/SJB

On behalf of our Clients, Mr and Mrs J. Cassidy, the owners of the property, we confirm the submission online today of a Householder planning application, Planning Portal reference PP-14127253, for proposed works at 10 Court Lodge Shorne Gravesend DA12 3EQ, comprising in addition to this covering letter:

- Completed application form,
- 1000 Location Plan,
- 1001 Existing Site Block Plan,
- 1002 Existing Site Photographs,
- 1010 Existing Ground Floor Plan,
- 1011 Existing First Floor Plan,
- 1013 Existing Roof Plan,
- 1020 Existing Sections AA and BB Rev A,
- 1030 Existing Elevations,
- 1101 Proposed Site Block Plan,
- 1110 Proposed Ground Floor Plan,
- 1111 Proposed First Floor Plan,
- 1113 Proposed Roof Plan,
- 1120 Proposed Sections AA and BB Rev A, and
- 1130 Proposed Elevations.

The proposed works comprise single storey flat roofed ground floor side and rear extensions, and associated internal and external works.

This application is subsequent to a Lawful Development Certificate: Proposed Use application, reference 20250420, deemed unlawful on 23rd June 2025, with the stated grounds for this determination comprising:

The proposed extension would extend beyond the rear wall of the original dwellinghouse by more than 4 metres and as such is contrary to the requirements of Class A.1 (f) i. Therefore, the proposed development fails to

comply with THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED, and the LAWFUL DEVELOPMENT CERTIFICATE is REFUSED.

As part of a subsequent telephone conversation, Richard Hart, Team Leader at Gravesham Borough Council planning department, advised that the this determination is based solely on the grounds that the proposed single storey flat roofed ground floor side extension would have been deemed lawful under a Lawful Development Certificate (LDC) application, as would have been the proposed single storey flat roofed ground floor rear extension but as the subject of a Prior Approval, and not LDC, application for the latter. As an alternative to subsequently submitting both a Prior Approval application and a further LDC application, the submission of a Householder planning application was also suggested.

The proposed works comprising this application are, therefore, exactly the same as submitted for the LDC application. The proposals have been developed with due regard and reference to similar and comparable planning consented proposals for properties in the immediate area, 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 and this application, 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.

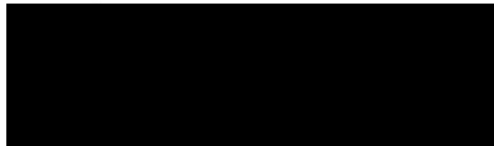
The respective application fee of £528 and the Planning Portal service charge of £85, both including VAT, will be paid separately and directly by the applicant.

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 formal response to 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 J. Cassidy

Enc

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