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17th May 2025

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

Dear Sir/Madam,

A24310 – 70 Old Road East, Gravesend
Our reference – A24310/250517/GBC/SJB

On behalf of our Clients, Mr and Mrs D. Gates, the owners of the property, we confirm the submission online today of a Householder planning application, Planning Portal reference PP-14026080, for proposed works at 70 Old Road East Gravesend Kent DA12 1PE, 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
- 1012 Existing Loft Floor Plan
- 1013 Existing Roof Plan,
- 1020 Existing Section AA,
- 1030 Existing North Elevation,
- 1031 Existing South Elevation,
- 1032 Existing East Elevation,
- 1033 Existing West Elevation
- 1101 Proposed Site Block Plan,
- 1110 Proposed Ground Floor Plan,
- 1111 Proposed First Floor Plan,
- 1112 Proposed Loft Floor Plan,
- 1113 Proposed Roof Plan,
- 1120 Proposed Section AA,
- 1130 Proposed North Elevation,
- 1131 Proposed South Elevation,

- 1132 Proposed East Elevation, and
- 1133 Proposed West Elevation.

The proposed works comprise:

- the comprehensive removal of the existing pitched roof construction, including external tiles, timber battens, weathering membrane and internal spray applied thermal insulation, and replacement with a new pitched roof construction, with external roof tiles of a similar material but simpler profile to the existing, as Weinerberger 303 Old Weathered or Alban Sussex Blend for which images are attached below, or similar, including flashings, eaves and verge fascias, and the like,
- the internal refurbishment of the loft storage space with 2 no. external pitched rooflight windows to the rear elevation, and an internal retractable stair and hatch to provide additional access,
- the creation of an internal double height volume in the first-floor master bedroom through the removal of the loft floor,
- the demolition of the existing single storey ground floor rear conservatory, and the construction of a single-storey ground floor rear extension, with 2 no. rooflights, and
- the associated internal and external works.

This application is subsequent to a Lawful Development Certificate: Proposed Use application, reference 20250052, deemed unlawful on 5th March 2025, with the stated grounds for this determination comprising:

The proposed development fails to comply with A.1 (j) (iii), as the extension would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse. In addition, the proposal fails under A.1 (ja). The property has been previously extended, and under paragraph (ja), if the proposed extension is being joined to a previous enlargement, it will not be permitted development if the size of the total enlargement (being the proposed enlargement together with any previous enlargement) exceeds these limitations. The application would therefore fail under (ja) to accord with A.1 (f) (i) and (ii), as the depth and height of the total extension would exceed 4.00m. Furthermore, under (ja), the application would fail to accord with A.1 (j) (i) and (iii). Moreover, the proposed verandah would require planning permission as set out by the Government Technical Guidance. As such the proposal fails to accords with A.1 (k) (i) and B.1 (e).

A subsequent Pre-Application Enquiry, reference PRE20250060, to which a response was received on 13th May 2025 concluded that:

For the reasons set out in this advice, it is considered that this proposal is acceptable and the Council would be able to support a planning application if submitted.

The proposed works comprising this application are exactly the same as submitted for the Pre-Application Enquiry. Whilst the works, including the proposed re-roofing on a like-for-like basis, may not require formal planning consent nor confirmation of legality, with the exception of the proposed rooflights and the ground floor rear extension, the full scope of work has been included in this application for information and for the avoidance of doubt. Indicative examples of the proposed pitched roof tiles are provided on this covering letter.

The proposals are fully compliant with both national planning policies, including the NPPF and associated guidelines, and local planning policies, including the Gravesham BC Householder Extensions/Alterations Design Guide (SPD) in particular, 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, 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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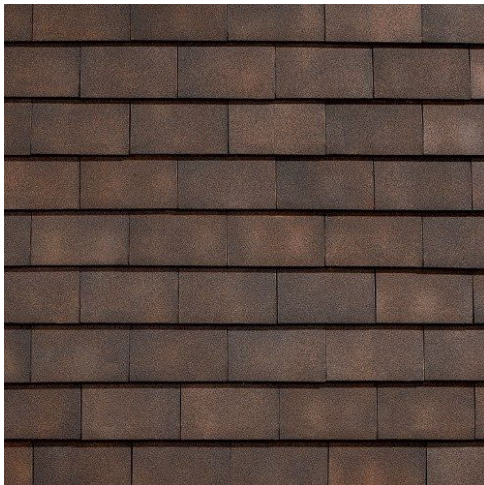
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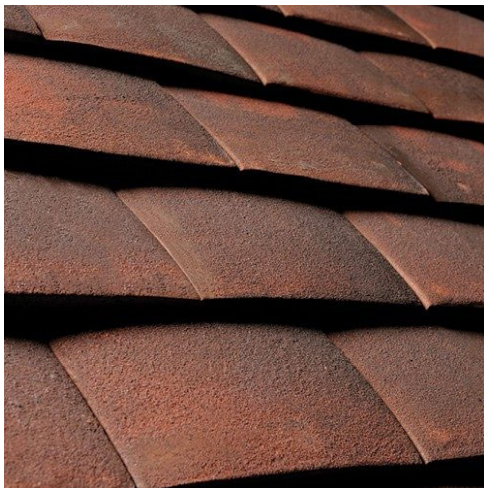
cc – Mr and Mrs D. Gates

Enc

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Weinerberger 303 Old Weathered



Weinerberger Alban Sussex Blend