

Planning statement for the retention of a conservatory in the rear garden at 5 Ashmore Gardens, Northfleet, DA11 8NE

1. Introduction

This planning application is for the retention of a conservatory within the garden of the host dwelling. This planning statement is to be read in conjunction with the planning drawings (as listed in the application).

2. The Site

The site is located on the south eastern side of Ashmore Gardens, which is 60 metres off the junction to Landseer Avenue.

The site is in a residential area predominately made up of double storey dwellings with private gardens. Many of the dwellings have had various types of loft, ground & first floor extensions and conservatories added to them.

3. The Proposal

The applicant was unaware that permitted development rights have been removed within the development in which the dwelling is located in.

Ian Brown of Gravesham Planning Enforcement visited the site on Tuesday 21st January 2025 and advised the applicant to obtain householder planning permission for the development.

The conservatories elevations have been designed to incorporate materials, colours and details sympathetic of the main dwelling and has been constructed to a very high standard by a competent builder who has gone at great lengths to obtain the same facing brickwork to match the dwelling which was constructed over 30 years ago.

It is proposed to fence in the part rear and side of the garden which is currently open with timber fencing to match the existing fencing.

Having looked on Google maps and the Gravesham planning portal the following properties which are all within 50 metres of number 5 Ashmore Gardens have no record of a planning application to construct a conservatory to their dwelling surely they had their permitted development rights removed within the original planning consent of this development.

Number 1 Ashmore Gardens
Number 2 Ashmore Gardens
Number 4 Ashmore Gardens
Number 7 Foxberry Walk

Given the above planning consent should be granted for this development.

Tony Angeletta

January 2025