

FAO Planning Department

Gravesham Borough Council
Civic Centre
Windmill St, Gravesend
Kent, DA12 1AU

Date: 22nd October 2021
Ref: BA/21/09 Planning

Re: 40 Milton Hall Road, Gravesend, Kent, DA12 1QW

Dear Sir/ Madam,

Please find enclosed our formal re-submission for proposed part single and two storey side/ rear extension at 40 Milton Hall Road, Gravesend, Kent, DA12 1QW. Our original submission under planning reference 20210438 was refused on the following basis;

1. The proposal is considered to be an inappropriate addition in terms of design, specifically the flat roof element, and would be harmful to the appearance of the existing dwelling and wider area. The proposal therefore fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraphs 124 and 127 of the National Planning Policy Framework 2019.
2. The proposal would result in a detrimental impact on the amenity of the occupiers of No. 42 Milton Hall Road in terms of the dwelling itself and the garden amenity area, in terms of overbearing impact, loss of light and overshadowing. The proposal therefore fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraph 127 of the National Planning Policy Framework 2019.

We have reviewed the councils' reasons and officers report and the applicant would like the following noted;

- *Neighbouring property (Number 38) has completed a similar project to what we would like to achieve*
- *It was noted in the rejection report that there are bedrooms on the side of the neighbouring property (Number 42) facing number 40 that would be affected by no natural light however, there is only a bathroom / toilet and a kitchen door*
- *We have reduced the side extension of the 1st floor to allow more light onto Number 42*
- *There is a large tree and additional foliage overshadowing the neighbouring property (Number 42); once removed it will open up more light*
- *On the last application, the assessing officer from the council did not attend the property before a decision was made. Photographs were requested from the home owner but they may not have shown a true picture*

- *Of the 6 letters sent to neighbouring properties to notify them of the application, none of them appealed or complained*
- *Rejection due to the flat roof not in keeping with dwellings in the neighbourhood, however, the report states that the flat roof on the ground floor is not an issue, "The single storey element is flat roof with 2no. lanterns and there is no objection to this aspect of the proposal". The other flat roof is due to the loft conversion which has been approved under application 20210444.*

I hope these details are to your satisfaction and look forward to receiving your comments in the near future. If there are any contentious issues or anything you would like to discuss, please do not hesitate to contact me on the methods listed below to resolve any problems.

Yours Faithfully

Jason Burton