

Dickens' Country Protection Society



President :

Dr. Colin Smith, MA., BM BCh., MSc., DCH., FRCGP.

Chairman :

Mr R Theobald
'Greenfield'
21 Warren View
Shorne, Gravesend
Kent. DA12 3EJ

Tel: 01474 823674

Hon. Secretary :

Mrs P A Lippiatt
135 Heath Lane
Dartford
Kent
DA1 2TW

Tel: 07968 279761

Gravesham Borough Council
Planning and Regeneration Service
Service Manager
Civic Centre
Windmill Street
Gravesend
DA12 1AU

25th October 2021

Dear Sirs

Re 'Tranklyn' Wrangling Lane, Luddesdown, Gravesend Kent DA13 0XF
Erection of replacement dwelling and associated works.
Planning Application Ref. **GR/2021/1213**

We refer to the above planning application, and would make the following comments.

1. The Society wishes to register an objection to the application on the following Grounds.

- (a) The Society has no objection in principle to the replacement of the dwelling, subject to the original dwelling including its foundations and services and any hardstandings being removed and the land restored to its natural state when the new building is occupied.
- (b) The site is in an area within which Green Belt Policies apply and the North Downs Area of Outstanding Natural Beauty where development should be contained. In the Society's view the proposed new dwelling is excessive in size. In considering any replacement dwelling in the Green Belt the size of the original building before any extension should be used as the basis for comparison. To do otherwise would result in an incremental increase in the quantum development every time consent is granted. As a rule any increase should not exceed one third of the original. The floor area of the proposed dwelling is almost double that of the original dwelling and the bulk is significantly greater.