

Our Ref: PH/8768/NS
22nd October, 2025

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

Dear Sir/ Madam,

Re: Planning Application for the works at Woodside, Pear Tree Lane, Shorne, DA12 3JT

On behalf of our client, we write to submit an application to construct a 1 & ½ storey rear extension at Woodside, Pear Tree Lane, Shorne, DA12 3JT.

The existing dwelling benefits from an extant Lawfull Development Certificate that confirms the lawfulness of extensions to the rear and both sides of the dwelling along with a single storey outbuilding. This application proposes that the volume granted lawful is used to construct an extension more in keeping with the original dwelling.

Whilst it is acknowledged that the proposed might be deemed inappropriate under the NPPF – Section 13 Protecting Green Belt Land, it is considered that there is notable Very Special Circumstances that justify the development, these being a:

- Reduction in Proposed Building Volume: 1,544.46m³ **(10.40% reduction)**
- Reduction in Proposed Gross External Area: 433.99m² **(15.67% reduction)**
- Reduction in Proposed Building Footprint: 253.15m² **(47.97% reduction)**

Note – these are compared to the existing dwelling with its lawful extensions.

In addition to the above other key features of this proposal over the existing dwelling with the Lawful extensions are:

- Reduced width of the dwelling, 6.9m overall,
- Reduced depth of the dwelling, 2m overall,
- Condensed building footprint with the proposed extension predominantly at the rear of the property, which reduces the perceived spread of built form,

As such, to support this application, the following documentation is being submitted:

- Application Form
- 8768-PD-01 Existing Site Plan and Location Plan
- 8768-PD-02 Proposed Site Layout Plan
- 8768-PD-03 Proposed house: plans and elevations
- 8768-PD-04 Proposed outbuilding: plans and elevations
- Design & Access Statement



Nepicar House,
London Road,
Wrotham Heath,
Kent, TN15 7RS

t: 01732 753333

www.offsetarchitects.co.uk
info@offsetarchitects.co.uk

Directors:

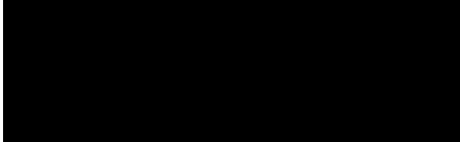
Rob Colley MAPM ACIOB

Paul Hagell

Rob Ranson BA(Hons)
DipArch DipBRS RIBA

I hope the above and submitted information is satisfactory and we look forward to receiving confirmation of validation in due course. If there is anything further you require or wish to clarify, please do not hesitate to contact us.

Yours faithfully,



Nathanael Smetham BA (Hons) MArch PGDip ARB RIBA

Cc. Client