

Gravesham Borough Council
Development Control
Civic Centre
Windmill Street
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Kent, DA12 1AU

UBIQUE ARCHITECTS

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Our ref: 752/12
Date: 5th February 2022

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Dear Sir or Madam

RE: Requirement for an MMA application relating to the new residential development at Elizabeth Huggins Cottages, Gravesend. Alterations to Blocks A, B and F.

Following recent conversations and emailed correspondence with the LPA, namely Planning Officers, Mr R. Hart and Ms G. Henry, we have been instructed by our Clients to prepare proposals and apply for a Minor Material Amendment for the above. To that end we have submitted an application via The Planning Portal comprising the following:

- This covering letter
- Online Application Form and Ownership Certificate
- Drawings: 752-PL01-P1-Proposed Site Plan
752-PL02-P1-Proposed Floor Plans and Elevations Blocks A and B
752-PL03-P1-Proposed Floor Plans Block F
752-PL04-P1-Proposed Elevations Block F

Please note the following when considering this application.

Existing Consent

This application is being submitted following the grant of the previous permission under reference of the approved MMA application from late last year (ref 20210672).

It was the LPA's view, that the amendments to plots A,B & F as described below, would not result in a development that is considered substantially different. On this basis, it was advised that it would be possible to seek the amendments outlined above, for plots F, A, B, under a further minor material amendment.

Revised Application Proposals

The proposals can be summarised as follows:

- An increase of residential units from 34no (as per original 20130801) and 36no (as per ref 20210672) to 40 units in a new revision to the scheme;
- There would be a reduction in scale of the plots which facilitates the increase in residential units;
- Change in design and layout of the plots.

The proposal has been laid out to make best use of the land available with regard to the extant approved use. The setting and surrounding roads have been revised to correspond to the adjusted unit footprints and allow for better vehicle manoeuvring.

The main point of site access is in the same location as the extant approval.

Each house has good garden provision relative to size of the property and all dwellings meet the criteria set out in Technical Housing Standards – Nationally Described Space Standard.

Summary

It has been concluded that the proposal will not result in any significant or demonstrable adverse impacts in terms of design, residential amenity or highway safety which would outweigh the benefits of providing additional dwellings in a sustainable location.

We trust that you concur that this proposal is a logical and reasonable evolution of the previously approved scheme and takes full account of the relevant planning issues that influenced the previous approval.

Should you require any further information or assistance with the application, please do not hesitate to contact us.

Yours sincerely



Joel Jenkins BA (Hons) MArch
Associate