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20th September 2022

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

Dear Sir/Madam

A21360 – Marling Way, Gravesend
Our reference – A21360/220920/GBC/SJB

On behalf of our Clients, Mr and Mrs D. Partridge and Mr and Mrs J. Cassidy, the owners of 122 Marling Way Gravesend, Kent DA12 4RE, we confirm the submission online today of a Full planning application, Planning Portal reference PP-11558155, for a proposed new dwelling, consequent external alterations and incidental minor internal ground floor alterations to the existing property, and associated external works and car parking provision, comprising in addition to this covering letter:

- Completed application form,
- 220920 1000 Location Plan,
- 220920 1001 Existing Site Block Plan,
- 220920 1001A Existing Site Block Plan (Services),
- 220920 1010 Existing Ground Floor Plan,
- 220920 1011 Existing First Floor Plan,
- 220920 1020 Existing Section AA,
- 220920 1021 Existing Section BB,
- 220920 1030 Existing North Elevation,
- 220920 1031 Existing South Elevation,
- 220920 1032 Existing East Elevation,
- 220920 1033 Existing West Elevation,
- 220920 1100 Public Sewer Diversion,
- 220920 1101 Proposed Site Block Plan,
- 220920 1101A Proposed Site Block Plan (Services),
- 220920 1110 Proposed Ground Floor Plan,

- 220920 1111 Proposed First Floor Plan,
- 220920 1120 Proposed Section AA,
- 220920 1121 Proposed Section BB,
- 220920 1130 Proposed North Elevation,
- 220920 1131 Proposed South Elevation,
- 220920 1132 Proposed East Elevation,
- 220920 1133 Proposed West Elevation,
- 220920 220714 Southern Water, and
- 220920 Form 1 CIL Additional Information Completed.

The proposed new dwelling comprises a simple and sympathetic extension of the existing terrace of dwellings, wholly replicating both the internal configuration, with minor variations due to current statutory residential requirements, and the external form, materials and detailing of these existing properties, on a proposed newly independent site, currently forming part of a larger residential curtilage, enabled and created by a Southern Water agreed diversion of an existing public foul water sewer.

The application site falls within 6km of the Thames Estuary and Marshes Special Protection Area (SPA), also listed as a Wetland of International Importance under the Ramsar Convention (Ramsar Site).

Gravesham BC has mitigated out the impacts of this on each planning application for a new residential development of one or more units within the 6km zone since September 2015 by accepting a Strategic Access Mitigation and Monitoring Strategy (SAMMS) tariff payment, currently £275.88 per dwelling.

For every planning application for a new dwelling which does not require any other contributions secured through a s106 legal agreement or unilateral undertaking, such as this application, the tariff is secured through a contribution agreement. An agreement and contribution of £275.88, secured by planning condition, will be provided by the applicant and a screening for Appropriate Assessment (AA), if necessary, will be undertaken at the appropriate time.

The proposed development is wholly compliant with national and local planning policy, with no detrimental impact on any adjoining property and, as such, should therefore be granted planning consent.

Should there be any queries or concerns with any aspect of this application, we would be pleased to review the proposed development with yourselves in order to achieve an agreed and acceptable proposal prior to determination.

The respective application fee of £462 and the Planning Portal service charge of £32.20, both including VAT, will be paid separately and directly by the applicant.

We would be pleased to receive the following from you:

- Confirmation of receipt of this application, its validity, registration and that no further information is required,
- Confirmation that no planning application fee is due,
- Confirmation of the timescale for the determination of this application.

We look forward to your acknowledgement of receipt of this application at your earliest convenience.

Yours faithfully



Steve Baker
BA(Arch)(Hons) B.Arch(Hons)(Reilly) ARB RIBA

Principal

For and on behalf of Steve Baker Architect

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cc – Mr and Mrs D. Partridge

Mr and Mrs J. Cassidy

Enc

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