Penfold Project Services

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PLANNING STATEMENT

ERECTION OF A TWO STOREY SIDE EXTENSION

at

2 SALCOTE ROAD,
GRAVESEND, KENT, DA12 4RB

08 AUGUST 2023

BACKGROUND

A Full Plans Householder Application was submitted to Gravesham Borough Council (application no **20220687**) for the Construction of a two-storey side extension, front porch and dormer extension in the rear roof slope.

The application was refused on 26 August 2022

Various reasons were given for the decision on the Refusal Notice and additional details were included in the Officers Delegated Report dated 25 August 2023.

REVISED PROPOSALS

Following the issue of the refusal notice the reasons detailed in the Officers Delegated Report have been analysed and amendments to the proposals have been made.

The scope of works to the property have been reduced. The proposals for the erection of dormer extensions and the associated conversion of roof spaces to habitable rooms have been removed thus removing any issues regarding overlooking onto neighbouring properties.

The proposed erection of the fence to the boundary fronting Cirrus Crescent and Salcote Road has been removed. It is proposed to erect a 1800mm fence to enclose an area adjacent to the proposed extension.

The proposals for the additional parking spaces have been removed however it should be noted that the Council have already confirmed that the parking spaces are allowed to be created under *Class B of Part 2 to Schedule 2 of the GPDO* as confirmed in the Pre-Application letter reference **PRE20210434** dated 18 November 2021 (appendix A)

This is further supported by the correspondence from KCC Highways reference **PW/FW/2113NT** and dated 24 November 2021 (Appendix B)

The proposed two storey side extension although to remain has now been set back at the first-floor level so as to be subordinate to the host dwelling.

Although the extension is more than half the width of the original house the extension is similar to that approved at 27 Salcote Road (reference **20040519**) thus setting a precedence for such a proposal.

27 SALCOTE ROAD SHOWING SIDE EXTENSION

Although a window has been inserted into the rear wall of the extension it will be fitted with obscured glass, be at a high level and is not servicing a habitable room

CONCLUSION

The reasons for the issue of a refusal for the previous application have been fully addressed and the proposals revised accordingly and planning permission should therefore be granted for the development proposals submitted with this application

APPENDIX A

LETTER REFERENCE PRE20210434 DATED 18 November 2021 FROM GRAVESHAM BOROUGH COUNCIL

[redacted]

[redacted]

[redacted]

APPENDIX B

LETTER REFERENCE PW/FW/2113NT DATED 24 NOVEMBER 2021
FROM KCC – HIGHWAYS

Mr Georgiev
2 Salcote Road
Gravesend
DA12 4RB

Ashford Highway Depot
Henwood Industrial Estate
4 Javelin Way
Ashford
Kent TN24 8AD

Contact: www.kent.gov.uk/highways
Telephone: 03000 418 181
Ask for: Neil Tree
Our ref: PW/FW/2113NT
Date: 24th November 2021

Dear Mr Georgiev

Extended Vehicle Crossing to 2 Salcote Road

Thank you for your enquiry with regards to an extended vehicle crossover at the entrance to your property at 2 Salcote Road.

As discussed, we are shortly due to carry out repair works in Cirrus Crescent and would be happy to incorporate your request with these works, in doing so reducing the costs to yourself and minimising any future disruption.

Having assessed the location, I can confirm that to have the works completed at a reduced rate in conjunction with these footway works, the cost will be **£372.50** (No VAT applicable).

It should be noted that at the time of this offer the highway authority (Kent County Council) do not expect to encounter any construction difficulties during the works due to the position or depth of public utility apparatus (Gas, BT etc.). However, if this does become apparent during the works it may result in the increase to the cost due to apparatus diversionary works that may become necessary, or it may not be possible to continue with the vehicle crossing works.

In this instance we will suspend the works, this will not result in any additional cost to you. We will discuss the matter with you and give guidance on the subsequent likely additional costs. At that point we can ascertain if you wish to incur this additional cost and continue with the construction of the crossing. If you decided not to continue the original payment can be refunded and works aborted.

As we discussed, please be aware that although the vehicle crossing does not require planning permission, when you progress with your intention to form an area of hard standing within the curtilage of your residential property relevant advice should be sought from your Borough Council.

If you are happy with the quotation and wish to proceed with the works, please go to the Government Approved Payment Service via the secure link sent in the email you recently received. Full instructions on how you can make your payment are within that email.

If you do not wish to proceed, please can you contact us, either by email or on the above number to inform us of your decision not to proceed so we can avoid any unnecessary delays to the works.

Should you wish to discuss your quotation or have any other concerns then please do not hesitate to contact me.

Yours sincerely,

Neil Tree
Road and Footway Asset Team
Highways, Transportation and Waste Services