

Our ref: 3998.SC

Date: 30 November 2023

[REDACTED]
Development Management Team Leader
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU

Dear Richard

**Erection of two single-storey bungalows
28 Coutts Avenue Shorne DA12 3HJ**

I have pleasure in enclosing an application submitted on behalf of Mr Calvin King of CT Building Contractors Ltd. for the erection of 2 single-storey three bedroom detached bungalows on land at 28 Coutts Avenue Shorne DA12 3HJ.

The application comprises the following plans and documents;

- Covering letter
- Application Form
- Planning Design & Access Statement (GSP)
- Drawing nos.
 - 001 (ver 1) Floor Plans
 - 002 (ver 1) Elevations
 - 003 (ver 1) Proposed Block Plan
 - 004 (ver 1) Landscaping Plan
 - 005 (ver 1) Bin and cycle store details
 - 006 (ver 1) Street Scene
 - 007 (ver 1) Site Location Plan

The application has been prepared and submitted following detailed consideration of the appeal decision made in respect of application 20220642 dated 26 September 2023. The applicant has now commenced work on implementing the extant planning permission on the site.

The current application seeks to substitute a revised design for the already approved bungalow adjacent to 26 Coutts Avenue and the erection of a further unit adjacent to the already approved rear plot.

All first floor accommodation has now been removed from the two proposed plots at the rear of the site. In addition, the roof design has also been altered significantly reducing its mass and bulk lowering the ridge height. Access is now to be provided using the already approved access of the extant permission.

It is considered that this revised scheme has addressed the unacceptable impact on no. 26 Coutts Avenue and the character of the area in general particularly identified by the Inspector as the main concerns in their dismissal of the appeal.

As set out in the accompanying Planning, Design and Access Statement, the applicant has sought a refund of the earlier SAMMS payment (£827.64) made in respect of application 20220642 but has yet to receive this.

As advised in the Statement, with regards to this application the applicant is prepared to either;

- Make a further payment for the two dwellings now proposed on the basis the previous SAMMS payment is refunded as requested.
- Or, alternatively, the applicant is also content for the previous payment to be 'transferred' to the current application and the difference between the earlier payment and the current applicable tariff (now £314.05/dwelling) refunded.

We would be grateful if you could advise which of these options is preferable to the Council at the earliest opportunity.

I look forward to receiving confirmation that the application has been registered and details of the allocated case officer in due course.

Yours sincerely,


Associate Planner