

Ashborn Associates



"Brushwood" Stack Lane Hartley, Longfield Kent DA3. 8BL

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Gravesham Council
Civic Centre
Windmill Street
Gravesend
Kent DA12 1AU

For the attention of Planning Department

21st July 2025

Dear Sirs/Madam

Re: 9 Orchard Avenue Gravesend Kent DA11 7NX

Proposed Loft conversion under Permitted development rights.

This application is to carry out the above alterations to provide additional residential accommodation to the existing property within the existing Loft.

A recent application reference 20250462 was refused on the 4th July based on over development.

This application for a loft conversion for a rear Dorner with hipped roofs will be formed with a minimum 200mm set back from the rear facia and the small hipped roofs will be lower than present ridge level.

All finishes will reflect both the existing house and nearby similar style houses to blend with the general street scene.

The present semi-detached house and Garage sits on a plot of some 0.05 Hectares with a South facing garden and is located on a secondary road among houses of mixed design and size including detached and semi-detached house and Bungalows.

Probably built in the 1960,s of traditional construction under a tiled roof with part rendered and part brick elevations it features UPVC double glazed windows and a part Faux Tudor style.

A first-floor flank extension has been added in recent years, and we would mention that many of properties close by have been extended with Dormers and various alterations.

My Client wishes to convert the Loft into a Master suite with a Ensuite to cater for a growing Family and is within the 50 cu metres criteria for permitted development.

We believe that we have created a design that reflects both the current facades and other properties that have been extended close by and conforms with all permitted development criteria.

Design Services: Architectural- Building-Town Planning

D.W.Giles & B.E.Giles

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We do not believe that the proposal adversely effect Neighboring houses and trust that Officers will agree and confirm that this extension is allowable as permitted development

If you have any queries or wish to visit the site, please do not hesitate to contact the Writer.

Yours Faithfully

David Giles

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