

JAMES DOLAN – ARCHITECT

4 UPPER SHERIDAN ROAD
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Ms Lisa Fisher
Gravesham Borough Council
Civic Centre
Windmill Street
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7th June 2024

Dear Lisa

Re: 25 Boucher Drive, Northfleet, Gravesend, Kent, DA11 7JA
Your Ref: 20240365

Further to your email dated 5th June 2024 and our telephone conversation, I have spoken to the applicant concerning the issues you raised, but she has decided to keep the current design based on the following reasons.

- a. The Householder Extension/Alterations Design Guide referred to does not take into account every site condition and only uses simple commonly found examples of residential properties. The properties along this part of Boucher Drive have flying freeholds where the boundary lines are staggered vertically.
- b. If the extension is reduced in width so that the south facing flank wall is in line with the existing flank wall next to the shared access there will be a gap between the neighbour's out building of approximately 400mm. This gap will be unusable and be difficult to clean.
- c. The boundary line at ground level runs through the middle of the shared access and continues through the out buildings.
- d. The proposed width, as currently indicated, provides the internal space and accommodation the applicant requires and makes the best use of the space.
- e. The shared access from the front to the rear gardens will be maintained without any affect to the neighbour's property. The proposed extension includes a new external door directly into the new Utility Room and the main access out to the garden via the bifold doors.

- f. The external appearance of the extension will barely be noticeable if the width is reduced by 368mm, but will have a great effect to the internal layout.
- g. Since the neighbour at No.27 has seen the proposals for the extension he has expressed his intension to apply for a mirrored version of the once he has completed the purchase of the property.

I hope the above are sufficient arguments to allow the application to be approved.

