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7th June 2024

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

Dear Sir/Madam

A23310.1 – Cambria Crescent, Gravesend
Our reference – A23310/240607/GBC/SJB

On behalf of our Clients, Mr and Mrs K. Mitten, we confirm the submission online today of a Householder planning application, Planning Portal reference PP-13091557, for the proposed erection an ancillary garden outbuilding to form gym/garden room and cycle store with installation of a roof light and associated external alterations, to the rear garden of the existing property at 34 Cambria Crescent Gravesend Kent DA12 4NH, comprising in addition to this covering letter:

- Completed application form,
- 1000 Location Plan,
- 1001 Existing Site Block Plan Rev B,
- 1101 Proposed Site Block Plan Rev B,
- 1110 Proposed Ground Floor and Roof Plan Rev B, and
- 1120 Proposed Section AA and Elevations Rev B.

This application has been prepared subsequent to the pre-application enquiry, reference PRE20230136, for which advice was received from Mrs Sharon Sahota of Gravesham BC on 4th July 2023, and a Householder planning application, reference 20230832, granted consent on 6th October 2023, for similar proposals comprising the “Demolition of an existing garage, garden store and garden room, and replace with an outbuilding to form gym/garden room and cycle store with installation of a roof light and associated external alterations.”

The demolition of the existing garage, garden store and garden room, and the associated installation of access gates, has now been implemented, and this application essentially comprises revised proposals for the outbuilding comprising the same uses, and the same gross external area and footprint, but relocated from the rear side garden to the rear of the garden, and adjusted in plan form to suit.

The proposals have been developed with due regard and reference to this pre-application enquiry advice, and to the Gravesham BC SPG Householder Extensions/Alterations Design Guide October 2021. Due regard has also been made to similar and comparable proposals for both adjoining and properties in the immediate area, and the proposals fully incorporate and comprise the acceptable aspects of these current and recent precedents.

The proposed development is wholly compliant with national and local planning policy, with no unacceptable 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 £258 and the Planning Portal service charge of £70, both including VAT, will be paid separately and directly by the applicant, but formal written confirmation, that this application does not qualify for the recently revised planning application fee exemption criteria, is sought from Gravesham BC.

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,
- A receipt for the application fee,
- 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 K. Mitten

Enc

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