



JEREMY S. ISHERWOOD

B.Sc. (hons.), B. Arch. (Wales), R.I.B.A.

Chartered Architect

34 Chalky Bank

Gravesend, Kent, DA11 7NY

Telephone / Fax: 01474 - 533793

My Ref: 551

03 March 2025

59 Old Road East, Gravesend, DA12 1NW: Mr & Mrs S. Randhawa
Planning Statement

This document forms part of a submission for a non-material amendment to planning permission reference 20240426 under the Town and Country Planning Act 1990, which was granted by GBC on 18 July 2024. This document should be read in conjunction with my drawing numbers 551/PL01B (1:200 scale site plan), /PL02B (1:100 scale site plan), /PL03B (1:100 scale plans), /PL04B (1:100 scale elevations), & /PL05B (1:100 scale sections).

The site slopes downwards towards the rear and because of this, the approved proposal has a raised terrace across the single-storey rear extension housing a relocated kitchen and breakfast area. The purpose of the raised terrace is to relate to the finished ground floor level of the approved extension. A raised terrace already exists at the rear of the existing property and the proposed terrace would increase its depth by only about 1.3 metres. It was known that a public sewer runs across the back garden and its approximate position was also known. It was also known that the public sewer would, in all likelihood, run under the proposed terrace. My clients therefore, contacted Southern Water subsequent to the grant of planning approval to obtain its approval and a Building Over agreement.

I have just been informed that Southern Water is unfortunately unable to agree to the proposed scheme, as the moderately extended terrace will be more than 6 metres wide, even

though this sewer in all likelihood, already runs under the existing raised terrace which, in itself, is more than 6 metres wide.

It has become necessary therefore, to review the proposal to see how modifications could be made to accommodate Southern Water's requirements.

My clients have decided that, in order to meet Southern Water's requirements, the raised terrace should be removed in its entirety. A paved area would instead be formed at natural ground level in this area and there would consequently be no building over of the public sewer at all. This would require minor modifications to the approved fenestration. The bulk and massing of the proposals would remain as approved, with the exception of the raised terrace. The set of double doors and sidelights leading from the breakfast area to the terrace would be replaced by a window to match the adjacent new kitchen window looking out onto the back garden. The approved side window to the breakfast area would be replaced by a door and sidelight of the same width leading onto a landing. The door and sidelight would have obscure glazing. A flight of steps would then lead down onto the back garden. As there would no longer be a raised terrace, I feel that the screens which were previously added at your behest during the planning determination stage to protect the privacy of the neighbouring properties will no longer be needed and I have therefore removed them from the proposal.

There is no statutory definition of what can be considered to be 'non-material' and I accept that it is up to the local planning authority to satisfy itself that the amendments being sought are non-material in order to grant an application under Section 96A of the Town & Country Planning Act. I believe that the proposed alterations can be considered to be 'non-material' because the overall approved design would remain the same. The proposal would result in a change from a set of double doors with sidelights to a window in the same position looking down the back garden, the removal of the raised terrace with privacy screens at each side and the insertion of a back access door with a sidelight on the side wall of the breakfast area with a set of access steps leading down to the back garden. There would be no additional impact on the amenities of the neighbouring properties and it could be argued that the removal of the raised terrace would in fact lessen the impact on those properties, particularly as a similar raised terrace already exists on the same part of the site.

My clients would also like to carry out minor internal alterations that I would consider to be Permitted Development. These are shown on my amended drawings. The only external change created by these alterations concerns the existing external side door and window serving the existing kitchen, which was to become a utility room. My clients now propose to flip the new utility room and wet room so that, what was to be the utility room will now be the wet room and vice versa. The existing external door and window will be removed and replaced by a single smaller window, which will have obscure glazing. What was to have been the wet room window will now serve the utility room and this will remain as obscure glazed.

Nothing else would change beyond that approved under planning reference 20240426 and discharge of conditions reference 20240938.

I hope that Gravesham Borough Council would agree with me that these alterations are a non-material amendment as the proposed alterations to the approved scheme are so minor.

I respectfully request that this non-material amendment submission be approved.

Jeremy S Isherwood BSc (hons), BArch (Wales), RIBA
Chartered Architect
RIBA Chartered Practice

