

Steve Baker **Architect**

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14th August 2024

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

Dear Sir/Madam,

A24180 – 3 Worcester Close, Instead Rise
Our reference – [REDACTED]

On behalf of our Clients, Mr and Mrs M. Ludlow, the owners of the property, we confirm the submission online today of a Householder planning application, Planning Portal reference PP-13407834, for proposed works at 3 Worcester Close Instead Rise Gravesend Kent DA13 9LB, comprising in addition to this covering letter:

- Completed application form,
- 1000 Location Plan,
- 1001 Existing Site Block Plan,
- 1010 Existing Ground Floor Plan,
- 1013 Existing Roof Plan,
- 1020 Existing Section AA,
- 1030 Existing North Elevation,
- 1031 Existing South Elevation,
- 1032 Existing East Elevation,
- 1033 Existing West Elevation
- 1101 Proposed Site Block Plan,
- 1110 Proposed Ground Floor Plan,
- 1113 Proposed Roof Plan,
- 1120 Proposed Section AA,
- 1121 Proposed Section BB,
- 1130 Proposed North Elevation,
- 1131 Proposed South Elevation,
- 1132 Proposed East Elevation, and
- 1133 Proposed West Elevation.

The proposed works comprise a single-storey rear extension, with associated internal and external works including the part modification of a detached garage roof, and wholly complies with the respective criteria set out in the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, Class

A Enlargement, Improvement or Alteration for extensions not on 'Designated Land', with one exception only, as follows:

- It does not increase the total area of land occupied by the original house, additions and outbuildings to exceed 50% of the total area of the land,
- It is not forward of the principal elevation or side elevation fronting a highway,
- The proposed materials are similar in appearance to the existing house,
- It is not within 2m of a boundary but the eaves height is nonetheless less than 3m,
- It does not extend beyond the rear wall of the original house by 8m,
- The maximum height is less than 4m, but
- Whilst the maximum ridge height is lower than that of the existing house, the eaves height is higher than that of the existing house.

Whilst not fully complying with the Permitted Development criteria, the current proposals have been developed with due regard and reference to similar and comparable planning consented proposals for properties in the immediate area, are wholly compliant with national and local planning policy, with no detrimental impact on any adjoining property and, as such, should therefore be considered favourably.

Should there be any queries or concerns with any aspect of the submitted revised proposals, we would be pleased to review the proposed development with yourselves in order to achieve an agreed and acceptable proposal prior to the determination of this application.

The respective application fee of [REDACTED] will be paid separately and directly by the applicant.

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 formal response to this application.

We look forward to your acknowledgement of receipt of this application at your earliest convenience.



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 M. Ludlow

Enc

Our reference: A24180/240914/GBC/SJB