

Steve Baker **Architect**



31st May 2024

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

Dear Sir/Madam

A24140 – 15 Hollands Close, Shorne
Our reference – A24140/240531/GBC/SJB

On behalf of our Clients, Mr and Mrs J. Cassidy, we confirm the submission online today of a Householder planning application, Planning Portal reference PP-13114850, for the proposed single-storey first floor rear roof dormer extension, ground floor rear part re-fenestration, and associated external and internal alterations, of the existing property at 15 Hollands Close Shorne Gravesend Kent DA12 3EH, comprising in addition to this covering letter:

- Completed application form,
- 1000 Location Plan,
- 1001 Existing Site Block Plan,
- 1010 Existing Plans and Elevations,
- 1101 Proposed Site Block Plan, and
- 1110 Proposed Plans and Elevations.

The most recent previous planning consent for this property, reference 20181116, for the “erection of a two storey side extension and a single storey rear extension” also included a part-roof loft conversion and extension which increased the roof volume of the original dwelling by circa 37.5 cu.m. The proposed single-storey first floor rear roof dormer extension is wholly compliant both with The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Class B additions etc to the roof criteria, and with the Gravesham BC Supplementary Planning Document ‘Householder Extensions/Alterations Design Guide’, October 2021, and increases the existing roof volume by a further circa 36.5 cu.m.

The combined increase in roof volume of the original dwelling is therefore circa 75 cu.m, exceeding the Permitted Development limit of 50 cu.m, and it is solely for this reason that a Householder, and not a Lawful Development: Proposed Use, planning application has been submitted. The proposed ground floor rear part re-fenestration is, per se, not subject to any planning application requirements but is included in this application as a matter of courtesy.

The proposals have also 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 this application, we would be pleased to review the proposed development with yourselves in order to achieve an agreed and acceptable proposal prior to a determination of this application.

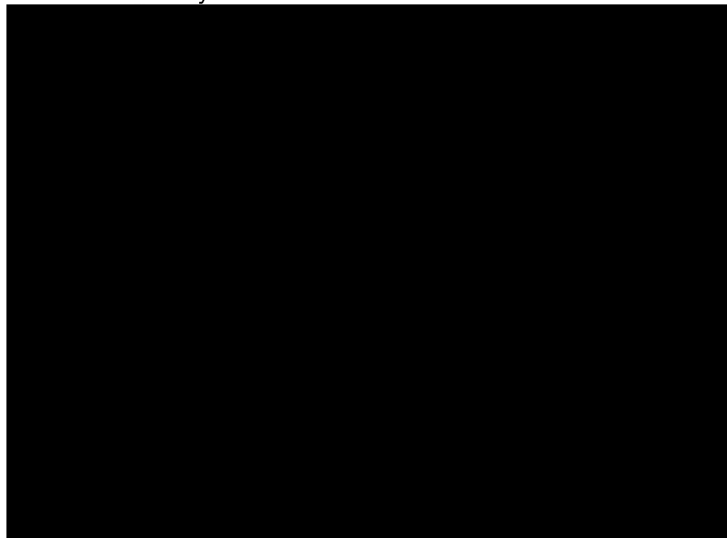
The respective application fee of £258 and the Planning Portal service charge of £70, both including VAT, will be paid separately and directly by the applicant.

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



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