

10th September 2021
BY E-MAIL ATTACHMENT

To: Gravesham Council
Planning Department



DESIGNSCAPE
Consultancy Limited
ARCHITECTURE & URBAN DESIGN

Dear Sir/Madam,

30c Old Road West, Gravesend, DA11 0LJ
Certificate of Lawfulness Submission
Resubmission of 20210937

We have pleasure in attaching our client's Lawful Development Application for their property at the above address. The existing property is a semi-detached property. The proposal is for an annexe in the rear garden. It is a modest annexe incidental to the enjoyment of the dwelling and is for the use of the applicant's elderly father. There is a garage structure and another outbuilding and deck on the site of the proposal, which would be removed to make way for the proposal. There is no intent to separate under split title which would not be practical in any case. The proposal is in accordance with the parameters of the GPDO.

The drawings relating to this submission demonstrate the acceptability under the GPDO. Specifically, the relevant parameters are as set out under GPDO E.1 as noted below;

GPDO E.1 Annexes (Buildings Incidental to the Enjoyment of a Dwellinghouse)

This states that buildings may be erected in the curtilage of a dwellinghouse which can be up to 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse). Height restrictions also apply, namely being not more than 4m height at the ridge in the case of a pitched roof, not more than 2.5m within 2m of the boundary, and not more than 3m in any other case, and height at eaves to be not more than 2.5m.

This is a resubmission of 2021-0937. The proposal has been amended slightly to ensure it is demonstrably compliant with all relevant height parameters, and moved further from the northern boundary to help ensure this is the same relationship as the other boundaries thereby making the height set-back parameter less onerous relating to that boundary.

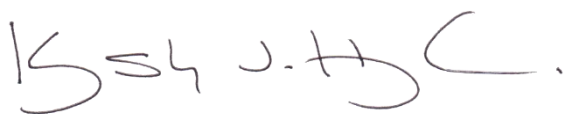
The proposal is now evidently compliant with all relevant clauses of the GPDO, and these have now been noted on drawing 102A.

The submitted drawings are as follows;

- Location Plan
- 75 Existing Block Plan
- 76 Existing Site Layout Plan
- 100A Proposed Block Plan
- 101A Proposed Site Layout Plan
- 102A Proposed Plans and Elevations

You will be aware that the GPDO relates to matters of fact within clearly defined parameters: it is not a document which is open to interpretation at planning discretion.

Yours Sincerely,

A handwritten signature in purple ink, appearing to read 'Ksh J. Hughes'.

Kingsley J. Hughes
Designscape Consultancy Ltd.