

Our ref: 3989.SC
GBC ref: 20200206

Date: 21 November 2023

[REDACTED]
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear [REDACTED]

Application seeking approval for Non-Material Amendments to the development approved under application 20200206: Erection of 1x detached dwelling house with associated access parking and amenity space
Land adjacent to and at the rear of Norwood Farm House Norwood Lane Meopham DA13 0YF

This letter accompanies an application submitted on behalf of CS Properties (South East) Ltd. seeking approval for Non-Material Amendments to the dwelling approved by the Council under application 20200206 on 5 June 2020. The floor slab and foundations of the new dwelling have been constructed with work commencing on or around 25 May 2023 as evidenced by Building Notice application 1983/23/BN.

The application comprises the following;

- Covering letter and supporting information
- Previously Approved Drawings
 - 3043.01A Site Location Plan
 - 3043.03 Proposed Floor Plan
 - 3043.03A Proposed Block Plan (revised).
 - 3043.04 Proposed Elevations
- Drawings as now proposed
 - 3989.03 Proposed Floor Plan
 - 3989.04 Proposed Elevations

For the avoidance of doubt, the position of the proposed dwelling within the site and its external dimensions are not changed as a result of this application. The general design approach and the proposed palette of materials also remains unchanged.

The applicant wishes to re-organise the internal layout of the dwelling principally through switching the bedrooms and living room/kitchen to opposite ends of the dwelling from where they were originally approved.

This change has resulted in the need to amend the proposed fenestration as follows:

Front (South-west elevation)

Previously no fenestration indicated.

- Door to utility room added.

Side (South-east elevation)

Previously 4 windows (2 bedrooms, bathroom and secondary window to living room) and a set of patio doors (on north-east corner)

- Patio doors moved towards southern end of building due to re-located living room.
- Window arrangements revised with three windows being shown to Master bedroom, bedroom 2 and bedroom 3/study and one window to kitchen.

Rear (North-east elevation)

Previously 2 windows (to living room and kitchen)

- Proposed window serving an en-suite bathroom for Master-bedroom.

Side (North-west elevation)

Previously a single rectangular roof-light, the main entrance door and two other windows

- Roof light split into two smaller roof lights (both serving bathrooms).
- Main entrance positioned adjusted
- 2 smaller windows (secondary to living/dining space)

The proposed changes to the fenestration will not result in any unacceptable impact on the occupiers of adjacent dwellings in terms of loss of privacy or amenity.

There will also be no impact on the overall character and appearance of the area and the streetscene. The proposals will not impact on the openness of the Green Belt.

The Council is requested to approve the proposed changes as a non-material amendment to the development approved under application 20200206 without delay.

I look forward to receiving acknowledgement of the application and the allocated case officer in due course. Please do not hesitate to contact me if you require any further information at any stage.

Yours sincerely,



STEVE CLARKE
Associate Planner