

Steve Baker **Architect**



27th November 2023

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

Dear Sir/Madam

A22050 – Peach Croft, Gravesend
Our reference – A22050/231127/GBC/SJB

On behalf of our Clients, D and K Partridge and J and C Cassidy, we confirm the submission online today of a Householder planning application for the proposed two-storey side and single-storey rear extensions, and associated external and internal alterations, of the existing residential property at 18 Peach Croft Gravesend Kent DA11 8ST, comprising in addition to this covering letter:

- Completed application form,
- 1000 Location Plan,
- 1001 Existing Site Block Plan,
- 1010 Existing Ground Floor Plan,
- 1011 Existing First Floor Plan,
- 1012 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,
- 1111 Proposed First Floor Plan,
- 1112 Proposed Roof Plan,
- 1120 Proposed Section AA,
- 1130 Proposed North Elevation,
- 1131 Proposed South Elevation,
- 1132 Proposed East Elevation, and
- 1133 Proposed West Elevation.

The proposed extensions been developed with due regard to both local and national planning policy, and in particular, Gravesham BC Supplementary Planning Document 'Householder Extensions/Alterations Design Guide', October 2021.

The proposals have, however, also been developed with reference to similar and comparable proposals for both adjoining and other properties in the immediate area, both those refused and those granted planning consent, and fully incorporate and comprise the acceptable aspects of these current and recent precedents.

In particular, the proposed side extension reflects the existing principal frontage elevation to No. 14 Peach Croft, a comparable semi-detached end of row property, which comprises an apparent two-storey side extension, in comparison with the existing No.s 15 – 18 Peach Croft frontage elevations, but for which no planning consent is evident on the respective Gravesham BC planning website, and, therefore, understood to be the as-built original dwelling.

Whether forming part of the original dwelling or comprising part of a subsequent extension, the mirroring and balancing of the existing two-storey side element on the principal frontage of No. 14 Peach Croft is considered to be an appropriate and acceptable proposal for No. 18 Peach Croft. It is not considered that a form of extension, subservient and subordinate to the host building as outlined in the in the respective SPD, would be appropriate in these particular circumstances as the proposed side extension "*complement(s) and correspond(s) with the character of neighbouring properties and the local area*", "*echo(es) an existing characteristic in the local area*", and, given the lack of an adjoining property to the west, "*avoid(s) the terrace effect*", all as also outlined in the respective SPD.

The proposed rear extension is wholly consistent with, indeed, significantly less substantial than, the rear extensions granted planning consent to No.s 14 and 15 Peach Croft, and of less depth than which could be provided under Permitted Development rights, albeit of less width than that proposed. Further, and although not specifically applicable, the proposed rear extension maintains the minimum rear garden 10m depth and 100 sq.m area sought for new 4-bed residential dwellings in the Gravesham BC Supplementary Planning Guidance 2 'Residential Layout Guidelines', June 2020.

The proposed extensions are, therefore, considered to be an appropriate and acceptable proposal, wholly compliant with national and local planning policy, with no unacceptable detrimental impact on any adjoining property and, as such, should therefore be granted planning consent.

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.

The respective application fee of £206 and the Planning Portal service charge of £64, 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.

