

FAO Planning Department

Gravesham Borough Council
Civic Centre
Windmill St, Gravesend
Kent, DA12 1AU

Date: 17th January 2022
Ref: BA/21/09 Planning

Re: 40 Milton Hall Road, Gravesend, Kent, DA12 1QW

Dear Sir/ Madam,

Please find enclosed our formal re-submission for proposed part single and two storey side/ rear extension at 40 Milton Hall Road, Gravesend, Kent, DA12 1QW. Our latest submission under planning reference 20211340 was refused on the following basis;

1. The proposal is considered to be an inappropriate addition in terms of design and would be harmful to the appearance of the existing dwelling and wider area. The proposal therefore fails to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraphs 124 and 127 of the National Planning Policy Framework 2021 and SPD4 - Householder Extensions/Alterations Design Guide (2021).

We have reviewed the councils' reasons and officers report and the applicant would like the following noted;

- *The first-floor side extension was acceptable within the officers report*
- *The single storey rear extension, although excessive was acceptable*
- *The first floor rear extension was not supported due to excessive flat roof which made the appearance of a three storey flat roof house. Our latest submission replaces the first-floor flat roof element with a hipped roof and central valley.*
- *Our extension is not liable to impact the adjoining property nor, property known as No.42 as there are no windows proposed in the flank elevation.*

I hope these details are to your satisfaction and look forward to receiving your comments in the near future. If there are any contentious issues or anything you would like to discuss, please do not hesitate to contact me on the methods listed below to resolve any problems.

Yours Faithfully

Jason Burton

Gravesham Borough Council