

Realm Consultancy**Planning & Surveying Consultants****RECEIVED**

- 2 SEP 2021

Mrs. Katherine Parkin,
Planning Department,
Gravesham Borough Council,
Civic Centre,
Windmill Street,
Gravesend,
Kent.
DA12 1AU.

Your Ref. 20211039.
My Ref. 21/1201/Bayliff.

Date. 01/09/2021.

Dear Mrs. Parkin,

**Application for lawful development certificate. 9 Ashmore Gardens,
Northfleet, Gravesend, Kent DE11 8NE. Proposed construction of rear dormer
and conversion of roofspace into habitable accommodation. 20211039.**

I am writing to you on behalf of the applicant to explain the reasoning behind the submission of this application. I am a planning consultant and was called in to investigate the recent refusal of planning permission for a rear dormer at this site, with a view to potentially lodging an appeal against that decision.

I first queried why such an application had been considered necessary and was told that permitted development rights had been removed by the Council when the original permission had been granted. I did a lot of checking through the planning history and the approval of the development site appeared to go back to the late 1990's and in particular the key permission was that granted under Council reference GR/96/838W.

Condition (xiv) did take away permitted development rights from a number of the plots that were developed. Thoughtfully (and in my experience unusually) the Council did not consider it necessary to withdraw permitted development rights from all of the house plots on the development. Instead within condition (xiv) there is a list of the properties (in the form of plot numbers) where permitted development rights were to be withheld. The condition also listed the extent of permitted development rights that were withdrawn (so some things even on the plots that were named in the condition were still allowed).

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The main issue here is that number 9 Ashmore Gardens, the current application property, was listed as plot 4 on drawing No. GRVD-02, revision E. Plot 4 was not listed in condition (xiv) as one of the properties where permitted development rights were to be removed or reduced.

There are therefore no grounds for believing that permitted development rights have been removed from the subject application site. I therefore hope this application for a lawful development certificate may be granted so the applicant may proceed with the allowable development of his house.

If you do have any queries about this matter at all please do not hesitate to contact me.

Yours Faithfully,



George Sewell.