

Ref: MB/4601/2

25th July 2023

Planning Dept.
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Sirs,

Re: 38 Fairview Road, Istead Rise, Kent DA13 9DR

Please accept this letter as confirmation that we have today submitted a householder planning application for removal of the existing large front and rear dormers to construct two separate dormer windows to the front and two separate dormer windows to the rear, maintaining the existing roof line to both elevations. In addition to the changes at first floor, conversion of the integral garage to a habitable room, along with a small front ground floor extension, with minor fenestration alterations.

This application has been formed from pre-planning advice application reference PRE20230174 and follows the advice outlined by the Council.

To the front elevation two separate dormer windows are proposed at first floor for both forward facing bedrooms. The small ground floor extension from the study will sit flush with the existing garage front wall, with new brickwork to match the existing. The integral garage is changed to a habitable room, with a window to be inserted to the front elevation and a smaller window placed to the study.

To the side elevations, the large bedroom window is reduced in size, to become an obscured glazed window for the ensuite. To the ground floor the side door will be bricked up to match the existing.

To the rear elevation two separate dormer windows at first floor, being the same size as the front pair are proposed, which will serve the rear facing bedroom and ensuite. This design change is in line with the preferred design suggestion by the Council within the pre-planning advice.

The front drive and garden area will remain unchanged as the existing drive can accommodate two vehicles, as seen in your own photograph taken which appears in the pre-planning advice document.

The modest design changes enhance the appearance of the property, whilst maintaining neighbouring privacy and outlook. These changes have already been reviewed in the pre-planning advice and were considered acceptable.

We trust the enclosed planning application containing a householder application form and scaled application drawings with location plan will be sufficient to register the application and this being the second submission under the original planning fee, no further payment will be required to validate the submission.

Yours faithfully,

M Barrett

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