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**206A Broadwater Road, West Malling, Kent ME19 6HU: Planning Portal Ref PP-09369728**

**Erection of small outbuilding in rear garden**

Please find enclosed the plans in relation to the above submission. The applicant originally intended to build the small outbuilding under their permitted development rights, however as a result of the doors supplied, the height sits at 2.8m which is 30cm higher than PD. As such, this application has been submitted subsequent to work commencing.

The building is a small outbuilding for use in connection, and ancillary to the main dwelling. It sits 15m away from the dwelling and 1m in from the neighbouring occupier, adjacent to the neighbouring outbuilding. It is 3m in depth and extends 6m across the garden. It is finished with a flat roof and will be rendered with upvc French doors. The roof extends over a small covered area which is 3m in depth and will not be enclosed.

A photo of the partly constructed building is attached with this submission. The proposal would remain subservient to the host dwelling, and is appropriate in scale and appearance as a residential outbuilding. It sits adjacent to neighbouring outbuildings of a similar scale and therefore would have no impact on neighbouring amenity. Given this, and that it is only 30cm higher than a building that could be built under PD rights, only 60cm higher than a boundary fence, and in the context of the neighbouring outbuildings, it would accord with the provisions of local and national planning policy.

If you have any further queries, please do not hesitate to get in touch.

Kind regards

Joanna Russell

Morris Russell Planning

**Morris Russell Planning**

