



Plan It UK

55 South Hill Road,

Gravesend,

Dartford,

DA121JZ

05.01.2024

Planning Department
London Borough of Bexley
Civic Offices
2 Watling Street
Bexleyheath
Kent
DA6 7AT

Dear Sir/Madam,

RE: RETROSPECTIVE PLANNING APPROVAL APPLICATION FOR DOUBLE STOREY SIDE EXTENSION, NEW PORCH, AND HIP-TO-GABLE LOFT EXTENSION AT 23 PARK GROVE, BEXLEYHEATH, DA7 6AA

I am writing to you on behalf of Plan It UK, and I would like to submit a retrospective planning application for the alterations made to the property located at 23 Park Grove, Bexleyheath, DA7 6AA. The proposed works included a Double Storey Side Extension, a New Porch, and a Hip-to-Gable Loft Extension.

We understand that there was an administrative error that occurred during the construction phase, leading to the builder receiving superseded plans that differed slightly from the design approved under application reference number 22/00504/FUL.

Outlined below are the variations between the approved plans and the completed construction:

1. **Hip-to-Gable Loft Extension:** The loft was initially consented with a hipped roof over the double storey rear extension. The loft has been built with a hip-to-gable extension. Please refer to Appendix A, which presents a visual comparison between the originally consented scheme and a photo of the completed construction. We wish to highlight that the loft, despite the deviation, maintains proportions akin to generally accepted Permitted Development loft and aligns proportionally with other lofts within the immediate local vicinity. Photos of evidence supporting this assertion are available in Appendix B.
2. **Double Storey Side Extension Front Elevation:** The approved plans indicated that the front elevation of the side extension should be set back from the original host dwelling. However,



during construction, the extension was built with the front elevation flush with the original host dwelling. Appendix C provides visual examples of other double storey extensions in the area with flush front elevations, demonstrating a design that is not inconsistent with the local context.

We are seeking retrospective planning approval for these completed works, and we firmly believe that the property will continue to integrate harmoniously within the street scene. The photographs included in the appendices serve as evidence of this harmony.

I appreciate your understanding of this matter, and I am at your disposal to provide any additional information or attend a meeting to discuss this application further.

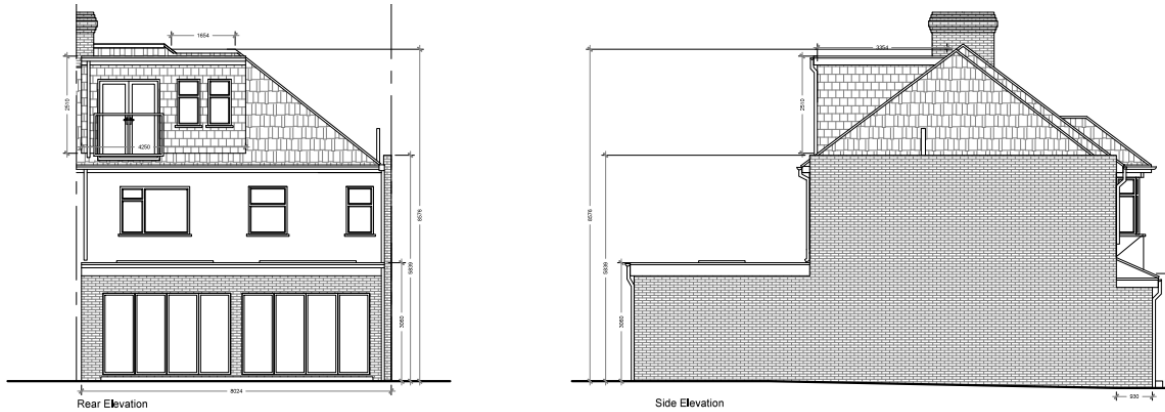
Yours sincerely,

Frazer Day

Design Director

Plan It UK

Appendix A



This image shows the elevations from the consented scheme ref: 22/00504/FUL

The photo below shows the 'As-built' photos which are now reflected in the supporting documents of this application.





Appendix B

These images demonstrate other lofts of a similar size and style within the immediate local vicinity

Address: 20 Park Grove



Address: 15 Martens Close



Address: 5 Martens Close



Appendix C:

The images below show properties with flush double storey extensions within the immediate vicinity that also have flush front elevations on side extensions

Address: 29 Park Grove



Address: 33 Park Grove



Address: 2 Martens Close

