

Our ref: 4038.SC
PP ref: PP-12812666

Date: 26 February 2024

Mrs Emma Eisinger
Development Manager
Dartford Borough Council
Civic Centre
Home Gardens
Dartford
DA1 1DR

Dear Mrs Eisinger

**Demolition of existing shed/store and erection of a single-storey side extension
23 Fawkham Avenue New Barn Longfield Kent DA3 7HS**

I have pleasure in enclosing on behalf of the applicant Mr D Burnham a householder application seeking permission for demolition of existing shed/store and erection of a single-storey side extension. This will provide an indoor gym and sauna/ steam room.

The application comprises the following plans and documents

- Covering letter
- Application Form
- CIL Form 1
- Planning Statement (GSP)
- Bat Risk Assessment (Calumma)
- Drawing nos.
 - 4038.01 Site Location Plan
 - 4038.02 Existing Block Plan
 - 4038.03 Existing Ground Floor Plan
 - 4038.04 Existing First Floor Plan
 - 4038.05 Existing Elevations (1 of 2)
 - 4038.06 Existing Elevations (2 of 2)
 - 4038.19 Proposed Block Plan
 - 4038.20 Proposed Ground Floor Plan
 - 4038.21 Proposed First Floor Plan
 - 4038.22 Proposed Elevations (1 of 2)
 - 4038.23 Proposed Elevations (2 of 2)

In preparing the application, careful consideration has been given to the potential impact of the scheme on the wider area which forms part of the New Barn Area of Special Residential Character and on the amenities of the occupiers of adjacent dwellings.

It is considered that the proposed alterations respect the 'Arcadian' setting of the New Barn ASRC, particularly in that they do not seek to demolish and re-build the existing dwelling as has been the case elsewhere. The relationship and juxtaposition of the dwelling to the highway will be unchanged as will the position of the dwelling within and its relationship to this well landscaped and screened plot.

No unacceptable impact on either nos. 19 or 25 Fawkham Avenue will result from the proposed works. It is noted that there is an extant permission for the erection of a replacement dwelling at no. 25. The proposals have also considered this.

A separate application for a two-storey side extensions and alterations/replacement of the existing roof is shortly to be submitted to the Council for consideration.

We look forward to receiving acknowledgement that the application has been registered and details of the allocated case officer in due course.

Yours sincerely,



STEVE CLARKE
Associate Planner