1. Introduction

This application was originally reported to the Board meeting on 26 May 2010. The officers' recommendation was for **REFUSAL** on the ground that:-

The existing rear extension would be unacceptable in terms of size, scale and bulk. It would be out of keeping with the existing dwelling and surrounding properties. It would lead to a considerable loss of amenity space for the application property and the rear garden space would be inadequate for a 3 bedroom dwelling. Therefore, the extension would conflict with Policy H2 of the Gravesham Local Plan First Review. The size of the extension causes a severe detriment on the amenity of number 5 Ranelagh Gardens. Therefore, Policy TC1 of the Gravesham Local Plan First Review is compromised by this extension.

At the Board meeting Andrew Street, agent for the applicant, addressed the Board. This was in accordance with the adopted protocol for the operation of the Regulatory Board.

The Board resolved to defer consideration in order for a site inspection (Councillors only plus the applicants and their agent by invitation) to take place to assess the size, scale and bulk of the extension and the impact it has on the surrounding area.

**Members are requested to bring to this meeting a copy of agenda item 5(g) of the Board meeting of 26 May 2010.**

2. Site Inspection

The site inspection took place on Monday 14 June 2010.

A report of the site inspection will be set out in a supplementary report.