

Planning Statement for 377 Singlewell Road

This planning statement supports the application submitted to Gravesham Borough Council in relation to the property at 377 Singlewell Road, Gravesend, Kent DA11 7RL:

Application description “Erection of two residential dwellings with a side annex and outbuildings along with associated parking”. The proposed development is almost identical to those detailed on the links below which have been approved.

Supporting points detailed below:

1. The property has a current planning application already approved by Gravesham Borough Council, approving the erection of 2 dwellings as follows:-
 - <https://plan.gravesham.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REL4P4HPKRU00>
 - <https://plan.gravesham.gov.uk/online-applications/applicationDetails.do?keyVal=PMSWTLHPIFP00&activeTab=summary>
2. Other developments within the vicinity of the property are linked below:

245 Singlewell Road:

<https://plan.gravesham.gov.uk/online-applications/applicationDetails.do?keyVal=R1S0QTHPLA200&activeTab=summary>

3. The external finish and materials have been detailed on the drawing and are in accordance with other external finishes for properties on the same road and within the vicinity. These properties have already been approved for development by Gravesham Borough Council.

The materials and appearance of the proposed dwellings will be such as to achieve a more modern look to the proposed building at this prominent location and blending in with other properties in the vicinity and local area.

Examples of local developments detailing a similar aesthetic in regards to those proposed are evidenced below:

306 Singlewell Road (Render)



RE (20171320): <https://plan.gravesham.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=P0HDJ0HP03000>

Render: (K-rend) White Silicone Scraped Texture

Roof tile: Rivendale Cromleigh Graphite (MA120341S)

341 Singlewell Road (Render)



Render: (K-rend) White Silicone Scraped Texture

24 Windsor Road (Windows)



RE: <https://plan.gravesham.gov.uk/online-applications/applicationDetails.do?keyVal=PBFKRHHPL9U00&activeTab=summary>

4. Careful attention has been paid to the scale & height of the new builds in relation to other properties in the area.
5. The proposed buildings are set to have basements with access from internal & external staircases to provide adequate means of egress in case of a fire. The basement feature has been approved in previous applications on this site.

Landscape plants and shrubs

Front boundary wall and front of building shrub border to be furnished with Hebe plant species

Hebe are evergreen shrubs or small trees, with paired, simple leaves and racemes or spikes of small, 4-lobed, tubular to salver-shaped flowers in summer and autumn

Images of the plant species pictured below



The submission plans detail the location of the plants /shrubs to be incorporated into the front driveway street scene.

This resubmission has taken into account the approved plans under planning application reference number 20220745 and also taking into account the grounds for refusals under application number 20240589 and we have resubmitted a fresh application herein to mitigate the grounds for refusal and based this resubmission on the already approved plans.

Details of the amendments made are as follows:-

1. Roof structure has been reinstated to that which was approved under planning application number 20220745
2. The front of house basement stair access has been removed.
3. The garden size has been amended in line with and conformity to the council's policy relating to garden space.

I hope this new application now reaches the threshold of acceptability for Council in terms of approval. We have attempted to best effort to keep within the envelope of development acceptability based on previous applications and mitigated the recent application grounds for refusal.

Thank you