

Brandon Street

Planning Statement

Project Address
32 Brandon Street
Gravesend
DA11 0PL

1. Introduction

This statement supports a householder planning application for the demolition of the existing side return and conservatory, removal of the existing 2.1m rear projection, and erection of a single-storey rear extension projecting 5.0m from the outrigger. The proposal rationalises fragmented additions and improves the ground floor layout while protecting amenity and garden provision.

2. Existing Site & Context

The property is a traditional terraced dwelling. The current ground floor includes a 2.1m rear projection, side return structure and conservatory. The rear garden measures 12.5m to the boundary. The existing additions are inefficient and reduce usable garden quality.

3. The Proposal

The proposal removes approximately 24sqm of fragmented built form and replaces it with a coherent 6.0m rear extension. Although the extension projects 3.9m beyond the existing rear wall, it creates only approximately 10.5sqm of additional internal floorspace. The resulting garden depth will remain approximately 8.6m to the boundary, representing generous provision for a terraced dwelling when including the additional 24sqm garden space gained from the side.



4. Scale, Height & Design

The extension will be single storey with a flat roof and a maximum eaves height of 2.6m. This ensures the addition remains subservient, sits well below first floor level, and minimises visual bulk and overshadowing. The front elevation remains unchanged.

5. Residential Amenity

Due to its limited height and retained garden depth, the proposal will not result in unacceptable overshadowing, enclosure, or loss of outlook. No new side-facing windows are proposed and there will be no overlooking impact.

45 degree BRE calcs are met suggesting limited impact to light.

6. Plot Coverage & Garden Provision

While 10.5sqm of additional floorspace is created, 24sqm of existing structure is demolished. The development improves the relationship between built form and open space and does not constitute overdevelopment of the site.

7. Precedent

- 20250355 – Prior approval application for a single storey rear extension with a depth of 6 metres, maximum height of 2.90 metres and eaves height of 2.90 metres.
- 20250348 Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 3.40 metres and eaves height of 2.95 metres.
- 20251298 – Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 2.80 metres and eaves height of 2.80 metres.

7. Conclusion

The proposal represents a modest, well-designed rear extension. It retains a generous 9.6m garden depth, limits height to 2.6m, improves internal layout, and protects neighbouring amenity. The development is proportionate and policy compliant. Planning permission is respectfully requested.

