



DESIGN CODE

Purvill Wood Cottage, Leywood Road, Gravesend, DA13 0UH

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INTRODUCTION

This Design Code statement has been prepared by Gill Sterling to assist Officers at Medway Council in their consideration of this Full Planning Application.

The planning application is for the 'proposed single storey side extension, replacement of existing conservatory into an orangery extension along with internal alterations' at Purvil Wood Cottage, Gravesend.

1.0 SITE ANALYSIS

1.1 Existing Site

SITE ANALYSIS

1.1 Existing Site



Located within the council district of Gravesham, the planning application site occupies an approximate area of 3249sqm.

The site is located in Leywood Road, comprising of a 2 storey detached dwelling. The original dwelling has been extended with a single storey extension and a conservatory located at the rear of the property.

The site is in an Area of Outstanding Natural Beauty, in the Metropolitan Green Belt and forms part of the Harvel Wooded Downs Landscape Character Area.



2.0 PLANNING HISTORY

2.1 Pre-Application

PLANNING HISTORY

2.1 Pre-application

Pre-application - (PRE20230274)

Proposal: Demolition of existing conservatory to proposed a single storey L-shape extension along with internal alterations.

Points raised within the pre-application response, which will be addressed and resolved within this supporting document:

-The proposed development would result in significant increase to the scale of the dwellinghouse from its original conversion, in the Green Belt.

-In this case, although this proposal would be a single storey addition, and the existing conservatory would be removed, the cumulative impact of the additions would be one that results in disproportional increase to the footprint of the building over and above that of the original dwellinghouse both in measurable size and visually.

-Given that the development would be disproportionately large in this case too, it is considered that the increased size and scale of the appeal property would detract from this setting and the rural character of the area and would contravene the provisions of paragraph 137 and and 149(G) of the NPPF (2023) .

-The flat roof design of the addition would not be viewed favourably as it is uncharacteristic for the rural area and subject dwellinghouse. A pitched addition would be more appropriate. This is particularly relevant as the rear extension is viewed openly from the road to the east of the dwellinghouse. The timber effect proposed to the walls would also be viewed favourable.

-It was suggested to the applicant that they may wish to employ an architect/planning agent to explore options or an extension which would replace the conservatory with a similar footprint, whilst better utilising the internal spaces for the occupiers' requirements. It was noted that any such extension should be subservient, and reflective of the design and character of the rural area.



3.0 DESIGN DEVELOPMENT

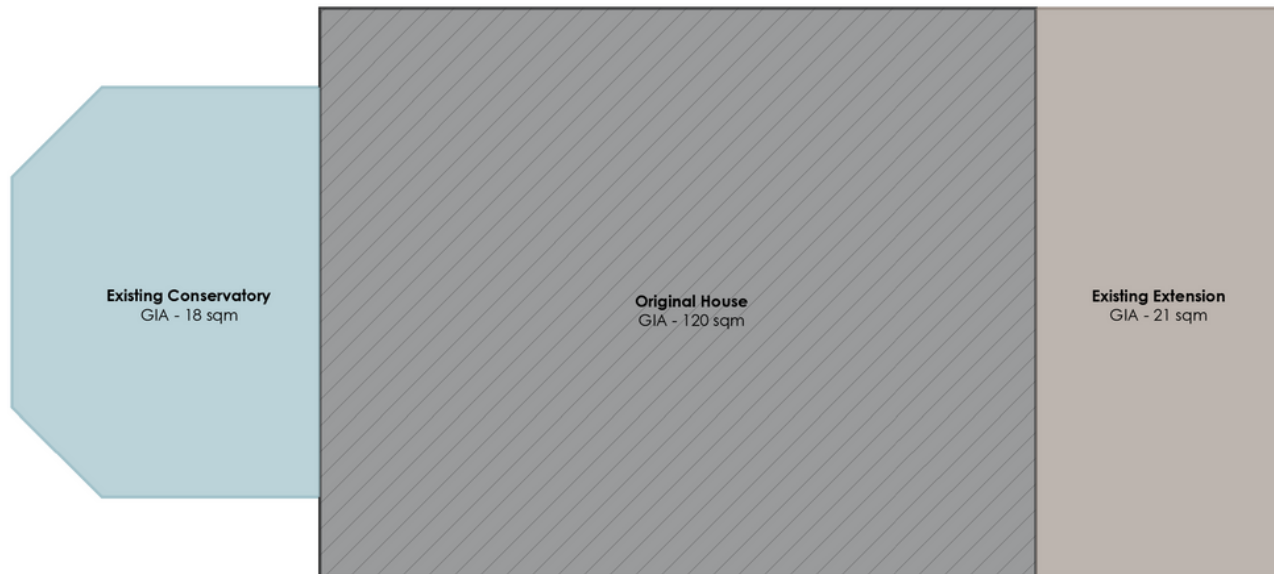
3.1 Area Calculation

3.2 Constraints and Opportunities

3.3 References

DESIGN DEVELOPMENT

3.1 Area Calculation



Area to be retained:
 Original House - 120sqm
 33.3% of original house - **40sqm**

House extension:
 Existing Extension - 21sqm
 Existing conservatory - 18sqm
 TOTAL GIA of EXTENSION : 39sqm

Area demolished/to be demolished:
 Existing storage - 5sqm
 Toilet block - 5sqm
 Porch - 4sqm
 TOTAL DEMOLISHED GIA : **32sqm**

PROPOSED EXTENSION GIA : 33sqm



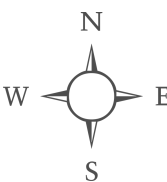
Existing storage



Demolished porch

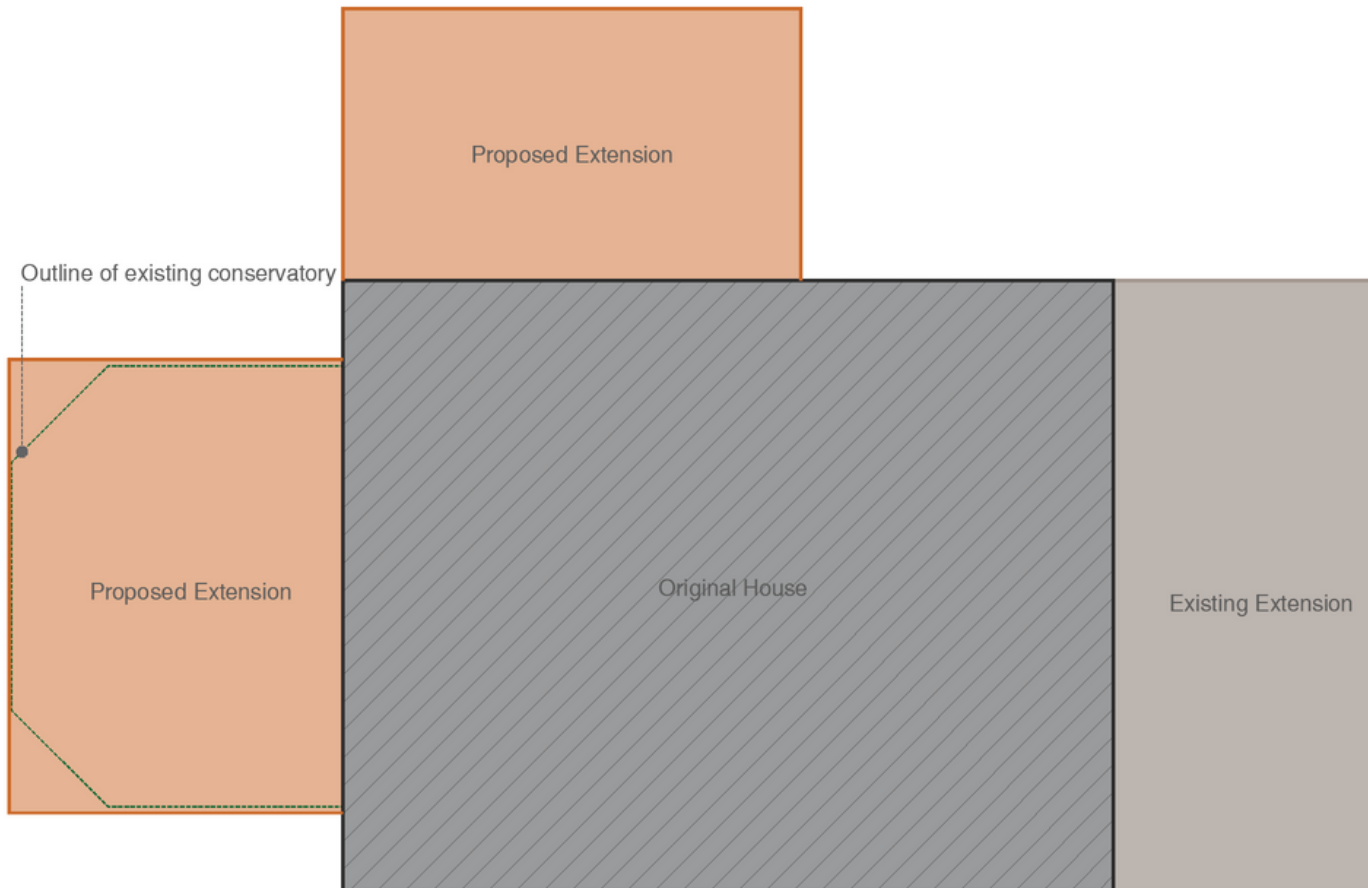


Demolished toilet block



DESIGN DEVELOPMENT

3.2 Constraints and Opportunities



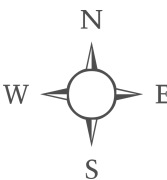
Brief:

To design the side extension and rear orangery extension basic design principles have been considered during the design of this development.

Design considerations:

- Planning History
- Site constrain
- Heights
- Respect the size and keeping area and mass into consideration
- Neighbouring amenity
- Occupier amenity
- Outlook
- Nationally Described Space Standards
- Character of the street scene
- Biodiversity
- Sustainability

The proposal is designed to be in-keeping with the rural area. The demolished conservatory will be replaced with a orangery extension, while the side extension is proposed keeping the remaining area and the area of the demolished block. The side extension is proposed to be similar in style to the existing dwelling.



DESIGN DEVELOPMENT

3.3 References



4.0 PROPOSED DEVELOPMENT

4.1 Proposed Elevations

4.2 Proposed Plans

PROPOSED DEVELOPMENT

4.1 Proposed Elevations



East Elevation



West Elevation



South Elevation



North Elevation

PROPOSED DEVELOPMENT

4.2 Proposed Plans



Ground Floor Plan

CONCLUSION

The proposal is considered to comply with national policies, and would make a positive contribution to the enhancement of the existing dwelling and would not be out of character or at odds with the area. There would be no adverse impact on the amenities of any nearby residents.

It is our view that the application should be supported and permission for the proposed development be granted.