



DESIGN AND ACCESS STATEMENT

9 Golf Links Avenue, Gravesend DA11 7PA

Description of Development:

Layout changes to Ground floor including new bifold doors to rear elevation (of existing previously approved extension), new WC & open plan arrangement to rear of the house.

Location

The existing house is a two-storey semi-detached dwelling located on the Western side of Golf Links Avenue. The application site is located in a residential area and therefore the principle of alterations to a dwelling is acceptable subject to considerations such as design and impact on amenity.



Applicants' Need

There are inadequacies in the house as it exists:

- Insufficient kitchen & dining provision for a modern family.
- Poor relationship between the house and its garden
- Poor interior light quality in the living spaces, appears dark during the day.
- Insufficient WC / bathroom provision

The proposal seeks to rationalise the arrangement within the house, improved to provide better flow between spaces, and better daylight within habitable areas, including the kitchen, and dining areas. The proposal provides a light and bright open-plan kitchen/living/dining area, which provides a better visual connection to the garden.

Relevant Planning Policy

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Householder Extensions/Alterations Design Guide (2021)

Relevant matters to this proposal are the potential impact of the development on;

- Design
- Amenity of Future Occupiers
- Amenity of neighbours

Design & Future Occupiers Amenity

In layout terms, the proposed extension results in a vastly improved arrangement - allowing for a new an open-plan kitchen, living and dining space, and a new downstairs WC.

The idea is to integrate the house and garden so that there is a subtle interrelationship between inside and out. This is further emphasised, with generous glazing to the rear including full height glazing within the ground floor open plan area. There is a clear emphasis on maximising internal daylight.

Inclusive Access

The original building has poor inclusive access. The situation is improved by the inclusion of an accessible Ground Floor WC. The new rear doors can also be made to be wheelchair accessible in the event that this is required. This adaptability is vital to the longevity of the house to remain as the family home for years to come, and serve the need of any future occupiers.

Neighbouring Amenity

Overshadowing

No new floor area or extensions are proposed, therefore no additional overshadowing can occur.

Privacy

The only external alterations are new bi-folding doors to the rear, and the moving of the SVP from the rear elevation. The Bifold door is set further from the boundary than the existing doors. There is adequate screening from the neighbouring house such that this cannot impact upon residential amenity or privacy.

Additional Information

Biodiversity Net Gain

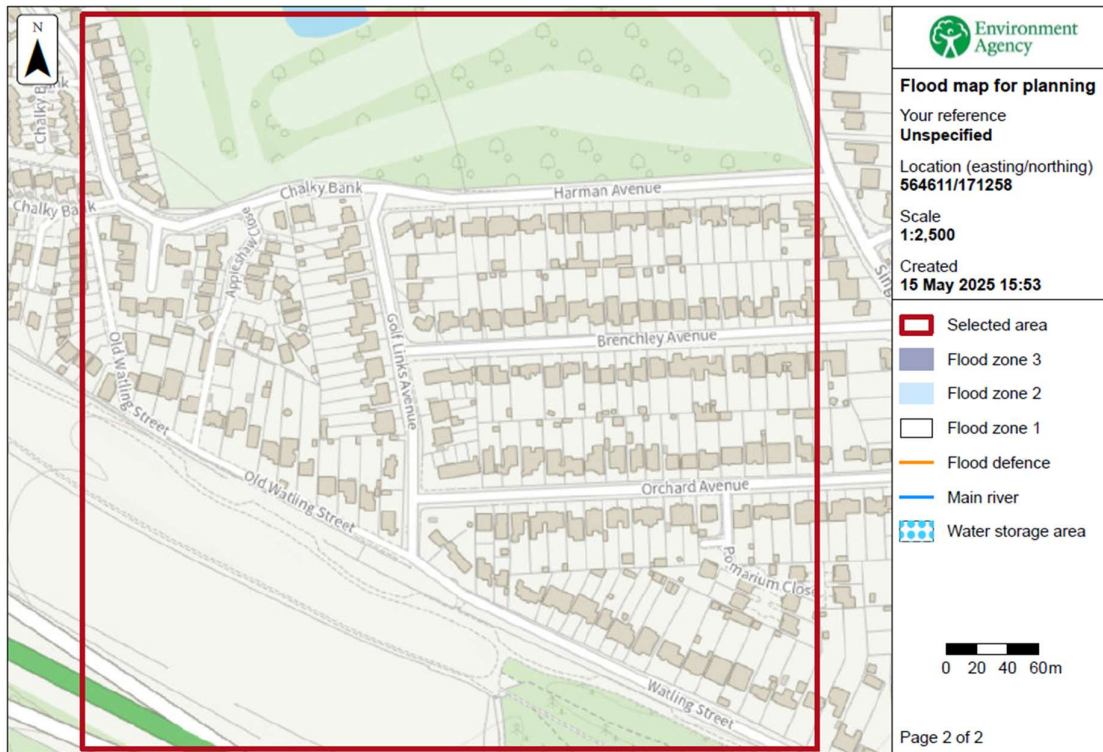
We consider this application exempt because the application is a householder application as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Trees

The proposal will not require the removal of any mature trees.

Flooding Risk

The Environment Agency's Flood Map for the site indicates that the site is within Flood Zone 1, low risk from flooding.



Conclusion

We are of the belief that the enclosed application should be advanced with officers' recommendation for approval given its suitability in line with policy.



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