



DESIGN & ACCESS STATEMENT

Project Description:

Construction of New Dwelling with Associated Works

at:

388 Rochester Road, Gravesend. Kent DA12 4TT

October 2023



Fig 001 existing site plan

Introduction.

This Proposal has been prepared in support of a full planning application following the previous refused scheme reference Ref. No: 20090099.

The application is for the construction of a new 3 bedroom 4 person dwelling to the side of 388 Rochester Road.

The Design and Access Statement has been prepared in accordance with the requirements of Section 42 of the planning and Compulsory Purchase Act 2004, the Town and Country Planning [General Development Procedure] [as amended] Order 2006.

The Planning Statement has been included within the Design and Access Statement and is to be read in conjunction with the development proposal. The purpose of the report is to identify the planning merits of the application against planning policy and guidance.

This document should be read in conjunction with this document [Design and Access Statement] and the following drawings and information:

- 5423 D.01 – Site location plan
- 5423 D.02 – Site block plan survey
- 5423 D.03 – Cert of lawful development proposal
- 5423 D.05 – Main house as existing
- 5423 D.06 – Proposed block plan
- 5423 D.07 – Proposed floor plans and elevations

5423:

1. Design and access statement
2. Flood map planning
3. Lawful development certificate

THE SITE:

Site, and Context

The proposal is at No 388 Rochester Road, a generously sized detached dwelling set within a good sized corner plot, which faces Rochester Road and Thong Lane. The site currently accommodates a two storey dwelling at the end of a row of smaller two storey terraced dwellings. There is vehicular access to the rear serving a double garage with hard standing

Generally the architecture in the locality is of mixed styles and materials including red brick, renders and some mock Tudor architecture. To the northern side of Rochester Road appears to be more recent council house stock. On the opposite side of Thong Lane is open farmland which borders Green Belt allocated land being arable farm fields.



Fig 002 adjoining 1930's dwelling and opposite Thon Lane Juncture more recent dwellings in red and yellow brick



Fig 003 Thong Lane properties a short distance southerly from site.

Dwellings along this side of Rochester Road and Thong Lane are set well back at distance from the road which allows clear definition between the highways and the dwellings themselves.

The land to the side of the existing house is very generous and the client wishes to make best use of the site.

The boundary of rural and urban areas is an important one and the existing eastern gable end wall facing the approach road is poor; we see this proposal as an opportunity to improve the architectural streetscape and view of this elevation when approaching the urban border and onward towards Gravesend. The proposal will also provide a good quality energy efficient dwelling built to rigorous regulatory standards.



Fig 004 Junction with Rochester Road and Thong Lane



Fig 005 Poor presentation of existing east elevation



Fig 006 View of site from Rochester Road looking westerly



Fig 007 Aerial view of site looking North



Fig 008 Rear view of site



Fig 009 Aerial view of site looking west

Planning [Policy] Statement

Policies

Policy QL1 of the Kent and Medway Structure Plan (KMSP) requires all development to respond positively to the scale, layout, pattern and character of its local surroundings.

Policy TC1 of the Gravesham Local Plan (GLP) states that the scale and massing of buildings should be in keeping with their surroundings and Policy H3 of the GLP seeks to protect the essential character of residential areas.

Guidance in the form of Kent Design and Planning Policy Statement 1 (PPS1) set out the importance of new development responding to its local context and character.

Planning Policy Statement 3 (PPS3) highlights the need for efficient and effective use of land, where appropriate and the encouragement of new housing development in suitable locations.

PPS3 also supports the advice in PPS1 in respect of good design being fundamental to the development of high quality housing.



Fig 010 Front elevation

The site is on the boundary between the Urban / Rural Boundary Green Belt (CS02)



Fig 011 Further west along London Road of access examples

Planning History

Applications relevant to the proposal include:

Planning Applications (3)

- Erection of a detached two storey, four bedroom dwelling with rooms in the roof space.

Ref. No: 20090099 | Status: Application Refused - Fri 27 Mar 2009

- Application for a Lawful Development Certificate in respect of the proposed erection of outbuilding to provide gym, WC/shower room and home office

Ref. No: 20230170 | Status: Certificate granted - Thu 20 Apr 2023

- Erection of two storey side extension to form living room with two bedrooms over, single storey rear extension to form dining room and continuation of the new pitched roof over the existing flat roofed rear extension.

Ref. No: 19980185 | Status: Application Permitted - Thu 07 May 1998

Planning Appeals (1)

- Erection of a detached two storey, four bedroom dwelling with rooms in the roof space.

Ref. No: 09/00015/REF | Status: Appeal Dismissed - 28 Jul 2009

Flood Risk

Location eastings/northings - 567074/172785

Your selected location is in flood zone 1, an area with a low probability of flooding.

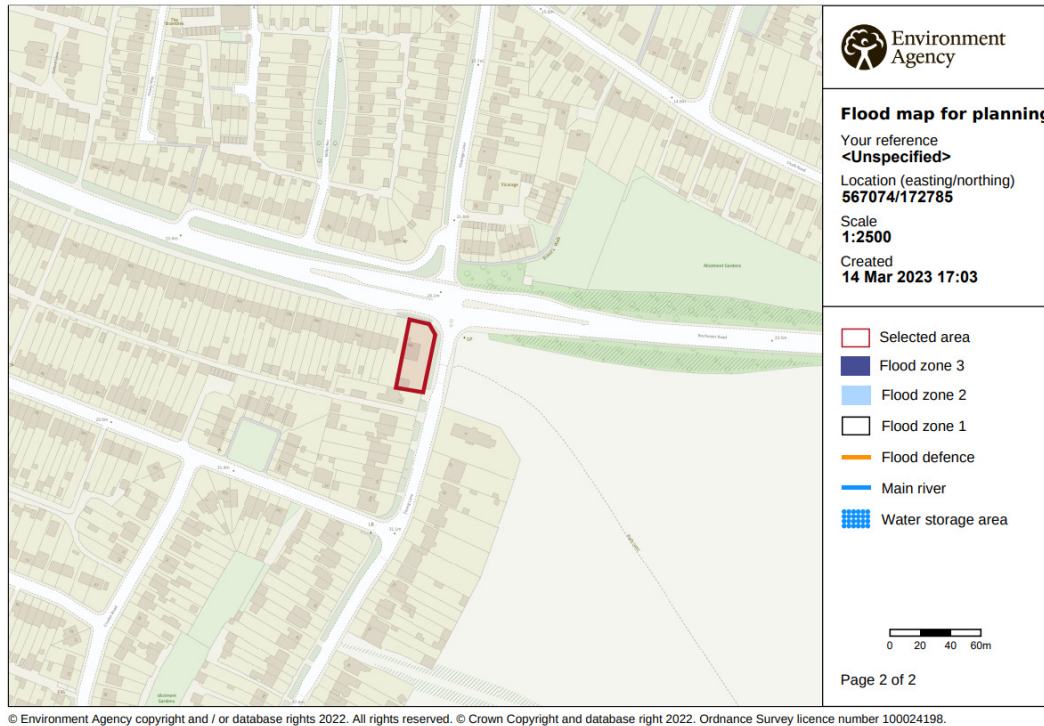


Fig 012 Rear view of site

The Proposal

This application is submitted in response to a previous planning refusal - Application number Ref. No: 20090099

The site boundary is the same as the previous application. We have carefully considered the reasons for refusal of the previous application and developed a revised proposal that addresses the previous concerns. The proposal includes:

The construction of a new energy efficient dwelling with associated works.

The proposal will maintain a set back from Rochester Road and Thong Road. The grass verge to Thong Lane to the side of the proposal already provides clear defensible space and the proposal has been set back further by 2364mm from the site boundary minimising any detrimental impact upon the rural boundary.

The proposal has been designed to improve the outlook the eastern gable wall, to provide a better designed elevation and built form from Rochester Road defining the start of built form at the rural/urban border.

Design character and appearance

Footprint, bulk and scale.

The scheme introduces 1 [no] 3 bedroom 4 person property that makes good use of the land to the side of the existing property and allows an improved elevation to the east. Appropriate allocation of amenity and off street vehicular parking has also been accommodated.

Appearance and Design

The new property will be built in accordance to a high internal standard and will comply with Building Regulations criteria, including access' and ground floor toilets, which will satisfy the requirements of Part M. The proposal allows an improved east elevation to be designed while having a limited detrimental impact upon the surrounding architecture, highways or neighbouring properties.

The intended material are:

- Red brick
- Render
- Roof tiles to match existing
- Wall hung tiles

Principle of Development

In compliance with core strategy policies the proposal introduces a good sized family dwelling which complies with the policy's aim to establish interventions that are of an appropriate scale and nature. The revised scheme has been reduced from previous applications and designed to meet the requirements and address areas of concern raised within the previous applications. It is noted that a certificate of lawful development has been granted for the establishment of a ground floor outbuilding that is positioned in much the same footprint area of the proposed property.

Services and facilities.

The site is situated in a suburban residential area and benefits from close proximity of local services and facilities, all in walking distance from the property. Some of these include:

- Cascades Leisure Centre, Riverview Park
- Vanquisher Walk community centre
- Thamesview School, Gravesend
- Southern Valley Golf Course
- Viewpoint Community Centre
- Chalk Parish Hall
- Parade of shops, café, chemist, newsagent, hairdressers, takeaway hot food, massage, funeral directors, supermarket.
- Car service garage
- Thamesview School
- Tymberwood Academy
- Harvester restaurant
- North West Kent College

Other nearby facilities include:

- Bluewater Shopping Centre
- Gravesend Town Centre
- Darent Valley Hospital
- Gravesend Main Line Train Station
- Shorne Country Park
- Jeskyns Community Woodland
- The Inn On the Lake Hotel

Accessibility and transport.

The property can be accessed by public and private transport and has good road links to the centre of London, Gatwick airport and most areas of Kent.

Bus connections:

- 480 Bluewater
- 481 Ebbsfleet
- 416 Meopham
- 417 Gravesend
- 111 Northfleet
- 735 Gravesend

Occupancy and Nationally described Technical Space standards

The new dwelling will be fully in accordance with nationally described technical space standards:

Green Belt.

The site lies in a suburban residential area, outside of the Green Belt. It is noted to the east of the site to the other side of Thong Lane there has been some residential development of the land that backs onto the arable farm land.

The proposal has taken into consideration the proximity of these areas and will not adversely affect the land to the east.

The site falls within urban land cover as defined 1961, 1972 and 1990. Urban: extensive areas of predominantly built land where the rural settlement pattern has been completely subsumed by urban development.



Fig 013 Site in relation to urban boundary

Parking and Highways

4 [no] communal parking spaces have been allocated to the host property no 388 and the new dwelling along with room to turn within the site to allow forward facing egress. There is also ample street parking available in the locality.

The proposal will have no material effect upon the adjacent roads or junctions as the built form is set back within the site and benefits also from an extensive grass verge from Thong Lane.

Refuse and Cycle Storage

Dedicated refuse and cycle storage areas have been allocated to the dwelling.

Community Infrastructure Levy [CIL]

It is accepted that CIL levy will be applicable to all new space created.

Conclusion

This proposal has been carefully considered in response to the previous refusal and revised to respond to raised concerns. The revised scheme is reduced in terms of density and responds appropriately to the surrounding area.

It is noted that the urban boundary commences at the edge of the eastern fields and careful consideration of the facing elevation to the green fields has been factored into this application; it is deemed that the proposal will provide an improved elevation to the urban boundary marking the approach enroute to the centre of Gravesend.

In our view the revised scheme addresses the tilted balance of 'harm to benefit principle' and introduces a good quality dwelling that is suitable to its setting.

The incremental effect of such developments can and will have a positive effect upon housing stock within the area and assist the Local Authority to meet its 5 year Plan which it is currently unable to demonstrate*.

** Table 7 indicates that Gravesham Borough is unable to demonstrate a deliverable supply of sites for housing against its housing requirement over the next five years from 2020 to 2025. Under the NPPF, councils are required to demonstrate a five-year supply of deliverable housing sites or else face the presumption in favour of sustainable development.*

The principle of single storey development to the side of the property has been established via a certificate of lawful development which was granted in April 2023. This work was commenced; but put on hold subject to the outcome of this application.

The proposal will provide 1 additional good quality family home and the existing property will be fully refurbished as part of this proposal.

In light of the above we respectfully request that the proposal is approved.

Leslie D May for DAC Architects

Established in 1967

DAC Architects is a trading name for DAC Architectural Services Ltd

Directors: Jonathan M Rowland BA(Hons) DipArch RIBA, Leslie D May BA(Hons) DipArch RIBA

Company Registration No: 08482475

