

ARCHITECT'S DESIGN & ACCESS STATEMENT



MR DAVID BRADDON

Erection of two storey rear/side/front extension and single storey rear extension with two roof lanterns. Construction of a roof dormer on the front roof, conversion of the roof space into habitable room and installation of roof lights to the slope. Garage roof alteration, internal layout alteration and associated landscaping

245 SINGLEWELL ROAD, GRAVESEND, KENT, DA11 7RN

DBSR 2 Tp 02
Circ: Gravesham Borough Council, Mr David Braddon
Date 18th October 2021

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Introduction

The application site is a 5-bedroom detached dwelling located in an urban of Gravesend. The street scene at this part of Singlewell Road is varied with a mix of dwelling types and design, and neighbouring dwellings are fairly large on generous plots with soft landscaping.

It is proposed to extend and refurbish the existing dwelling, with front and rear extensions and elements of re-roofing.

The site area is approximately 2132 m².

The existing gross internal floor areas are 394.3m².
The proposed gross internal floor areas are 785.7 m².

Site location



Site Description and Character

The dwelling is set back from the road with a paved front driveway for several cars and a rear garden approximately 50 meters in depth with a detached outbuilding at the rear. A Certificate of Proposed Lawful Development has been granted for a swimming pool to the rear (202110948).

The property has verdant boundaries to each side.

Images of the proposed site can be seen below.



Front view



Rear view

Front perspective view



Street View



Aerial photograph of 243a – 249 Singlewell Road showing varying building line



247 Singlewell Road showing dwelling with front dormers and late arts and Crafts Design.



251 Singlewell Road showing dwelling with front dormers and late arts and Crafts Design.

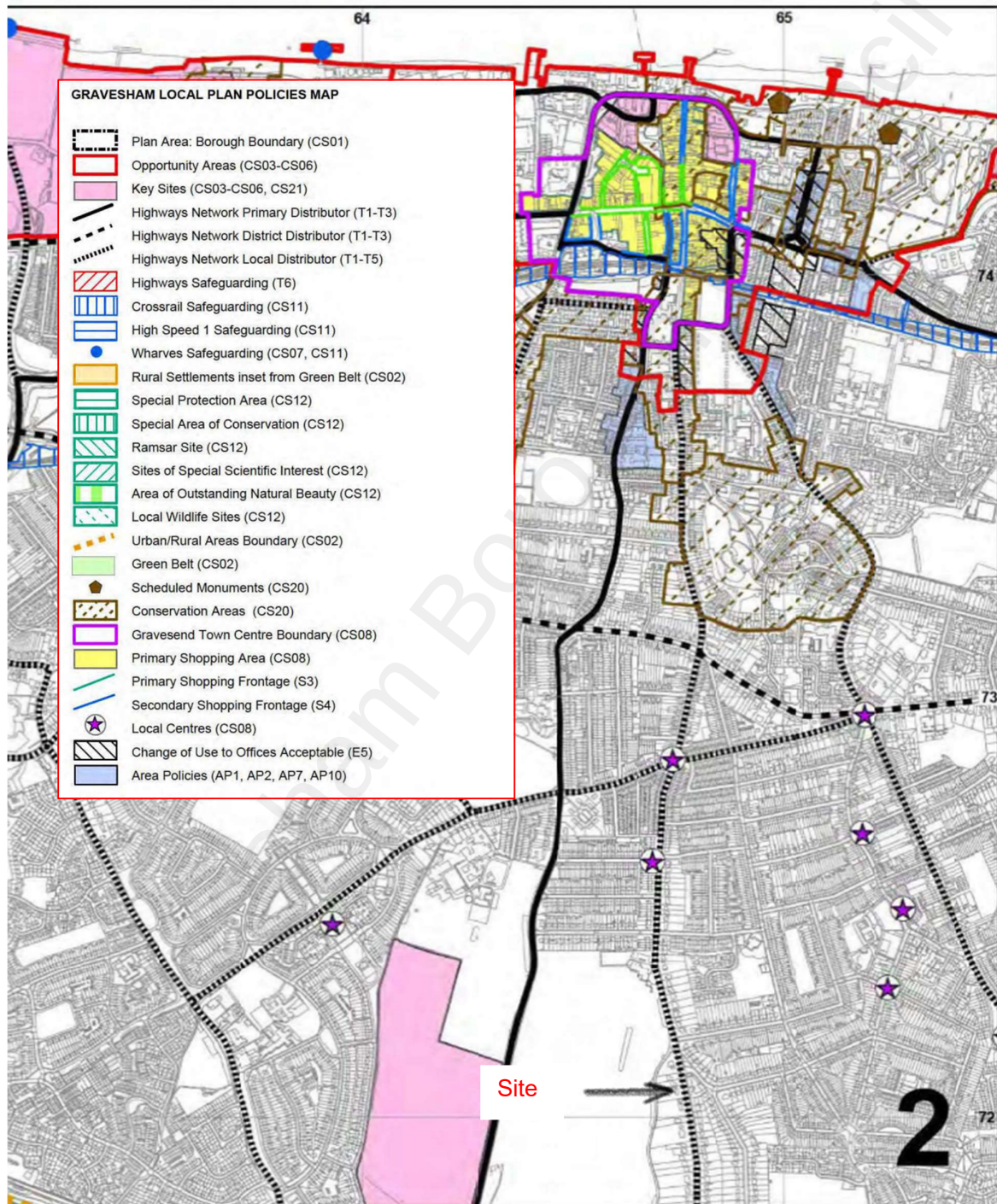


Aerial photograph of 243a – 249 Singlewell Road showing varying building line



Development Control Guidance

The application site is not a listed building and not within a Conservation area. It has no other site constraints.



Planning Policy and National Planning Policy Framework

The National Planning Policy Framework was revised on 20th July 2021 and post-dates the policies in the Gravesham Borough Council Local Plan 1997 and Core Strategy 2014.

Achieving Sustainable Development

7. *The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection⁵.*
8. *Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*
 - a) **an economic objective** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - b) **a social objective** – *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
 - c) **an environmental objective** – *to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
10. *So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).*

Identifying land for homes

69. *Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*

- c) *support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes;*

Achieving Well-Designed Places

126. *The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*

130. *Planning policies and decisions should ensure that developments:*

- a. *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b. *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e. *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f. *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Gravesham Local Plan Core Strategy Adopted September 2014

CS01: Sustainable Development

4.2.10 Existing housing will make up around 85% of the housing stock in 2028. As a result, it is important to safeguard and make the best use of the existing stock. Investment is needed to ensure that existing public and private housing meets improving standards. The Council has been undertaking a rolling programme of refurbishment and repairs of its housing stock. Where feasible, the Council also seeks to develop some small, under-used parcels of land that it owns, particularly to meet older persons and specialist housing needs....

CS02: Scale and Distribution of Development

4.2.24 The development strategy for the Borough is to retain and improve the existing stock of housing and suitable employment land and to make provision for the Borough's objectively assessed need for at least 6,170 new dwellings delivered at a variable rate as follows; at least

325 dwellings per year for 2011/2012 – 2018/2019, at least 363 dwellings per year for 2019/2020 – 2023/2024, at least 438 dwellings per year 2024/2025 – 2027/2028, and at least 186,490 sq m gross employment floorspace (within use classes B1, B2 and B8) during the plan period.

CS12: Green Infrastructure

5.7.26 The overall landscape character and valued landscapes will be conserved, restored, and enhanced. The greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs Area of Outstanding Natural Beauty and its setting. Proposals will take account of the Kent Downs Area of Outstanding Natural Beauty Management Plan, the Gravesham Landscape Character Assessment, and the Cluster Studies where relevant.

CS18: Climate Change

5.14.37 Proposals in areas at risk of flooding must be accompanied by a Flood Risk Assessment (in accordance with national policy and Environment Agency standing guidance as appropriate) and a Flood Risk Management Plan (if required) to demonstrate that they are adequately defended and safe over their lifetime. Planning permission will be refused for schemes which do not pass the sequential and exception tests.

CS19: Development and Design Principles

5.15.14 New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic, and natural environment, integrate well with the surrounding local area, and meet anti-crime standards. The design and construction of new development will incorporate sustainable construction standards and techniques, be adaptable to reflect changing lifestyles, and be resilient to the effects of climate change.

Gravesham Local Plan :First Review (1994)

P3 -Vehicle Parking Standard

Supplementary Planning Guidance

SPG 2 -Residential Layout Guidelines (1996)

SPG 6 -KCC Parking Standard (2006)

Housing Standards Policy Statement, 1st October 2015

Technical Housing Standard: Nationally Described Space Standard (2015)

Planning History

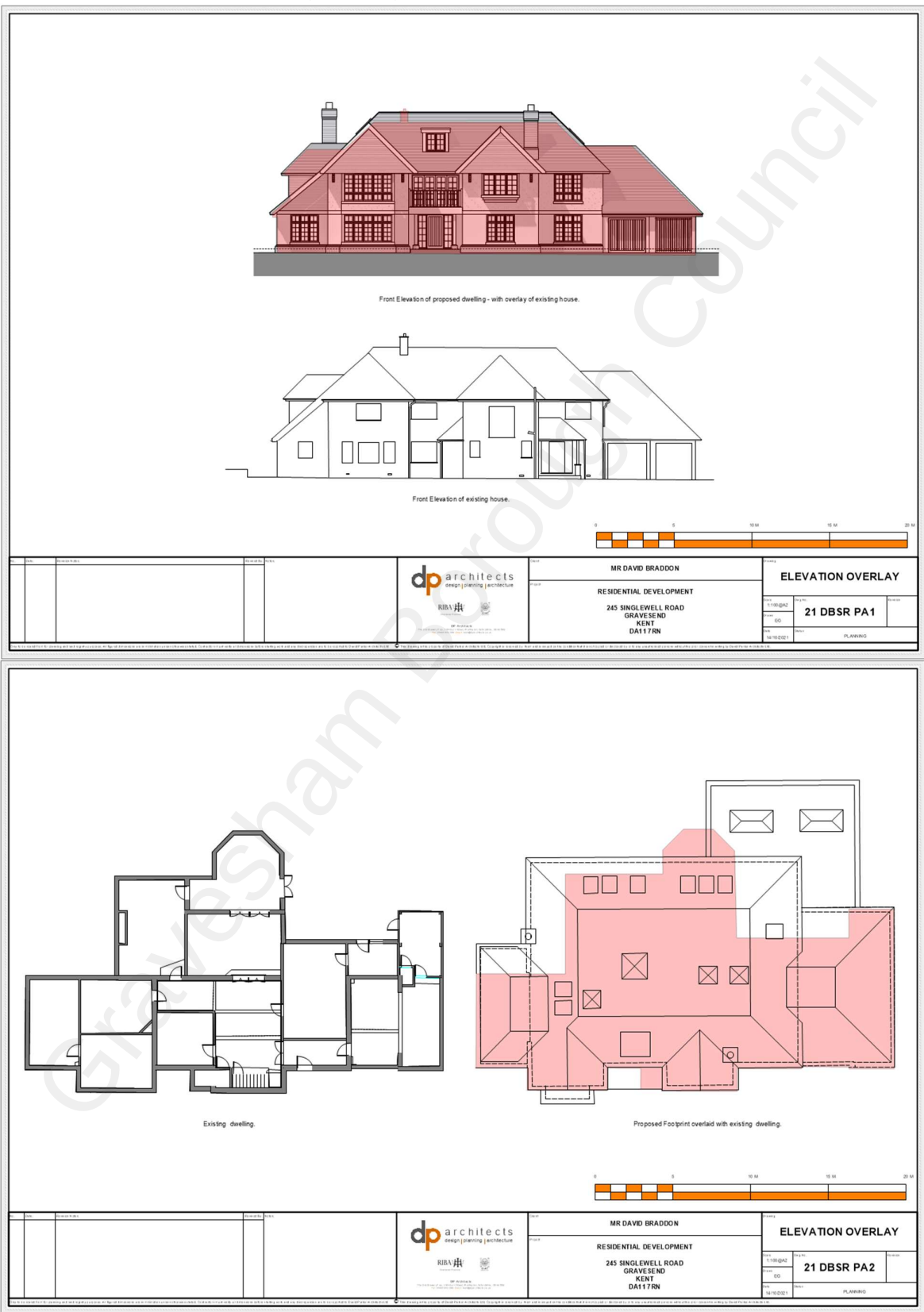
Relevant planning history

245 SINGLEWELL ROAD, DA11 7RN

Reference number	Type of application	Details	Applicant	Date	Decision
19970224	Full Planning Application	Erection of detached double garage at the front incorporating construction of wine cellar below.	Mr J.P.Stanley	Fri 27 Jun 1997	Permitted
19950019	Full Planning Application	Erection of conservatory at the rear.	Mr P J Stanley	Fri 17 Feb 1995	Permitted
19940118	Full Planning Application	Erection of two storey side exten. to form playroom, sittingrm & exercise rm with two bedrms,ensuite bathrm & dressing rm at 1st flr level,infil side exten.to form additional garage & utility rm with en-suite bathrm in roof space;single storey rear exten.for lounge,enlged kitchen & enlged dining rm	Mr & Mrs P.J.Stanley	Fri 06 May 1994	Permitted

Comparison between Fall Back Position and Development Proposals

The application is also accompanied by a series of overlay drawings showing that the proposed footprint of the extensions only marginally exceeds the footprint of the existing dwelling and matches the width of the existing dwelling.



Development proposals

It is proposed to remodel and extend the existing house using Arts and Craft style detailing to complement many of the other older dwellings in the road such as 247 and 251 Singlewell Road.

The new main entrance will be repositioned between the two main gables which will be extended forwards. Two pillars either side of the main door, with balcony over and roof dormers give a symmetry to the front elevation. Articulation is created by the addition of a double bay to the left of the door and a first-floor oriel window to the right-hand gable. To the left the roof not catslides down.

The width of the dwelling is unaltered. Garages on the right-hand side, also remain unaltered.

The first floor of the dwelling will be rendered with tile hanging to the gables, using a pallet of materials reflective of neighbouring dwellings.

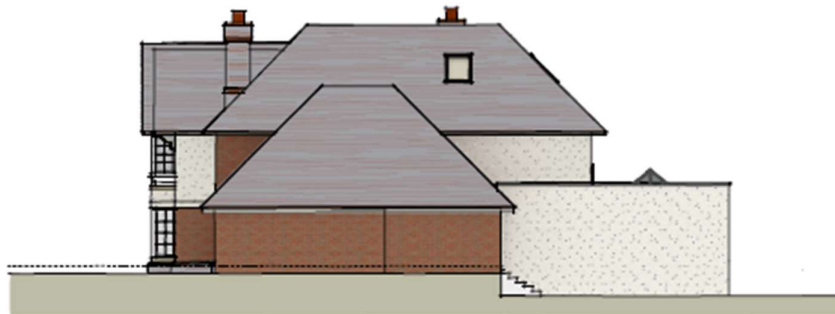


The proposed single storey rear extension steps down from the main house floor level towards garden level to reduce dominance on the neighbouring dwelling and to create a more level amenity area. This extension would have a flat roof with a maximum height of 3.8m and a width of 9.9 m and a depth 4.95m. There would be two roof lanterns above flat roof to provide more natural light as the side elevation has no windows.

First floor rear extension has a has a rendered first floor and two bedrooms are provided with Juliet balconies, positioned to ensure no overlooking of neighbour's private amenity areas.



There are no windows proposed in the flank elevation facing 243a Singlewell Road, therefore there is no issue with overlooking.



The existing dormer serving the master bedroom is extended but remains within the roof slope. These windows will be obscure glazed.



Due to the separation and positioning the neighbouring property's windows, there will be no impact from the proposed rear extensions in relation to overshadowing or overlooking or loss of outlook.

The height of the original building was 8.16m and new roof will be 8.8m. This is still less than neighbouring dwellings at 247 and 251 Singlewell Road.

The dwelling will increase from a 5 bedroom to a 6-bedroom house. The proposals will still meet the councils' minimum requirements for amenity areas rear garden depths, meeting the standards as set out in SPG2 for a dwelling with four or more bedrooms.

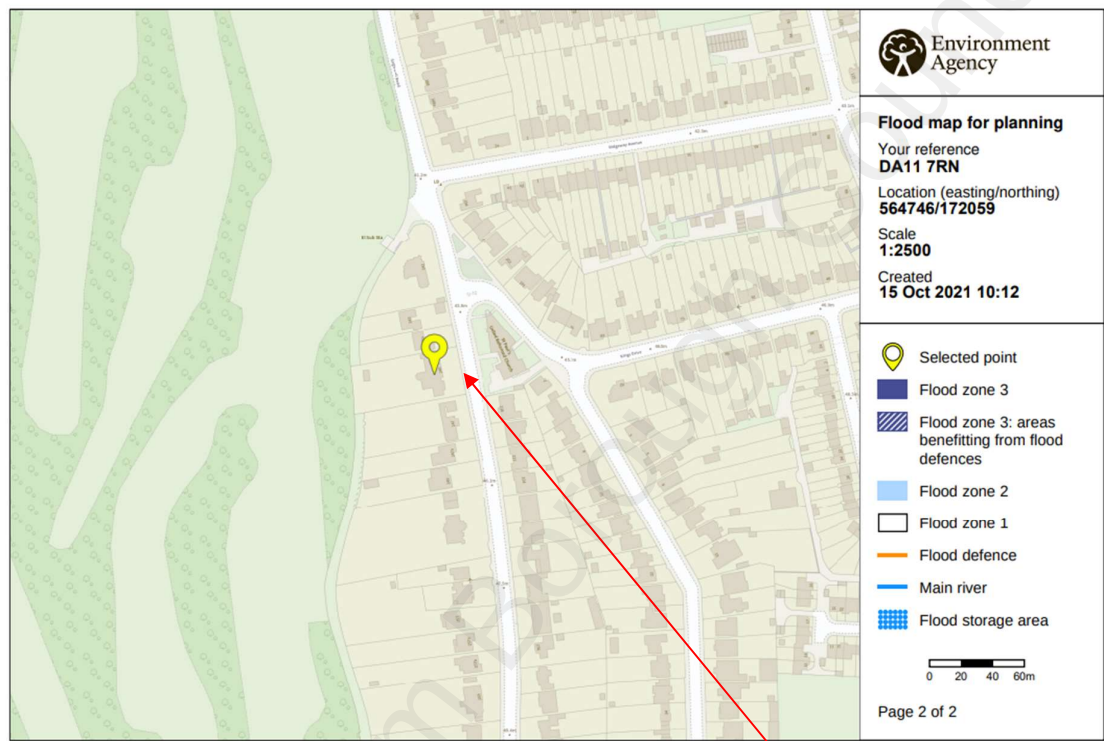


Perspective views of the proposed dwelling



Flooding

The new Flood Map for Planning service has been consulted and demonstrates that the site is within Flood Zone 1, with a low probability of flooding. Flood reports are therefore not required to support this application



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Site

Access and Traffic and Local Amenities

The existing drive will be altered to create an in and out driveway, so that vehicles no longer need to reverse onto the road from the existing left hand crossover point.

The existing cross overed will remain in their existing position.

access will be widened to 4.8m wide to ensure delivery vehicles do not obstruct the highway, and to improve access and egress.

Environmental Sustainability

Gravesend Borough Council has not yet introduced policies on environmental sustainability for small development sites, but nevertheless this issue is becoming more important, and worthy of consideration. Where possible the scheme has been designed to be environmentally sustainable. The proposals will comply with the spirit of Lifetimes Homes Standards.

The dwelling will be constructed to the latest Building Regulation Standards.

Alternative heat sources such as air source and ground source pump will be considered.

A dedicated space in the garage for storage and separation of waste for recycling prior to collection will be provided and the bin collection point will continue to be at the entrance to the site.



Associated Infrastructure Improvements

Gravesham Borough Council has not yet introduced CIL.