



Planning Department
Gravesend Borough Council
Civic Centre,
Gravesend,
Kent, DA12 1AU

28/04/2022

Dear Sir/Madam,

Sub: Erection of part single storey side extension at 11 Lapwings Gravesend Kent DA12 5QH.

Please find enclosed an electronic application form and drawings for the above referenced address.

This application relates to the existing dwelling on a corner plot at the Turnstones and The Lapwings.

The existing dwelling is a home to a family with 3 children. The single storey extension will provide space for a study room, a WC and a pantry with utility to serve the needs of the growing family.



This is a revision to the previously refused planning application ref no. 20171341. The application was refused on the following grounds:

1. The proposed single storey side extension by virtue of its scale, bulk, massing and design directly adjacent to the highway would constitute an incongruous addition that would not respect the dwellings form or character. Furthermore it would result in the loss of open space in the surrounding street scene. The proposal would therefore be harmful to the character and appearance of the original dwelling and be out of keeping with the character of the surrounding street scene. As such, the proposal would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and section 12 (Achieving well-designed Places) of the National Planning Policy Framework (NPPF), which require development to be visually attractive and to conserve and enhance the character of the local built environment.

2. The proposed garage by virtue of its scale, bulk, massing and design would constitute an overly dominant and incongruous building that would be out of keeping with the residential garden of 11 The Lapwings and the surrounding area in general. As such, the proposal would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and section 12 (Achieving Well-Designed Places) of the National Planning Policy Framework.

3. The proposed garage flush to the highway is considered to be detrimental to highway safety. There is no provision for a vehicle to pull off the highway while the proposed garage door opens resulting in the obstruction of the free flow of traffic which is detrimental to highway safety and in addition there is insufficient visibility splays for vehicles entering the highway from the garage. The proposal therefore fails to mitigate its impact on the highway and is contrary to Policy CS11 of the Local Plan Core Strategy 2014 and saved policy T5 of the Gravesham Local Plan First Review 1994.

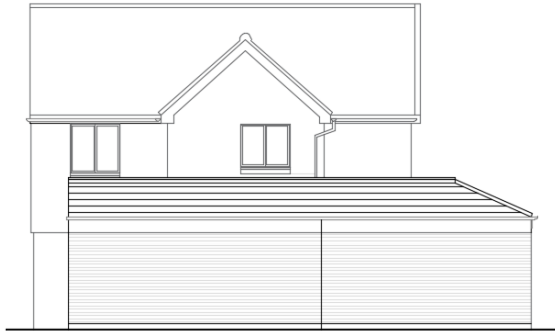
We have addressed the issues raised in the above-mentioned application.

Character and Appearance

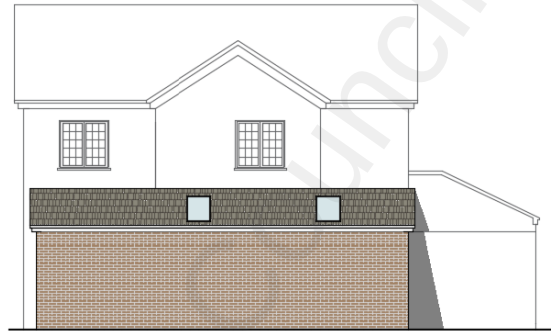
The previous application was considered a poor design that failed to take opportunities for improving the character and quality of an area.

However, this scheme has been reduced in size significantly and the proposal is for a single storey side extension to provide space for a study, a WC and a utility with pantry. The proposal would be finished in a pitched roof to match the angle of the existing roof using similar materials to the house.





Previously Side Elevation (previous application)



Proposed Side Extension (current application)

Please also see below an example of similar development in the area right behind the application site at 25 The Turnstones. Therefore, the proposed development will be in keeping with the street scene.



Please see another example of the house at 1 The Lapwings facing the front of the application site with a similar extension design as proposed. As compared to the previous design we have now set the extension back from the boundary which would look like the below.



Overall, in respect of character and appearance the current proposal would not be an overly dominant extension and would be in keeping with the scale or character of the host dwelling. As such the proposal complies with Policy CS19 of the Local Plan Core Strategy.

Amenity of Future Occupiers

It can be noted in the previous submission, the proposal was providing insufficient rear amenity space for the future occupants.

In this current proposal, we are not using the existing rear garden area. It is therefore considered that the proposal complies with Policy CS11 of the Local Plan Core Strategy by failing to mitigate its impact on the highway, and Policy T5 of the Local Plan First Review.





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We have considered the impacts on the surrounding properties and observed that the proposal has no harmful impact on the neighbouring buildings. If there are any concerns regarding the application, please do not hesitate to contact us.

Kind Regards,

Guneet Kaur

Senior Architectural Designer

Gravesham Borough Council

