

ERECTION OF DOUBLE STOREY SIDE EXTENSION & L-SHAPED DOUBLE STOREY REAR EXTENSION WITH INFILL EXTENSION UPON EXISTING SINGLE STOREY SIDE EXTENSION

335 Wrotham Road, Istead Rise. DA13 9JH

DESIGN & ACCESS STATEMENT



Introduction

This proposal has been prepared following the previous pre-application planning ref. PRE20250103. This proposal would demolish an existing double garage to the side in order to enlarge the living space downstairs and add extensions at first floor level. The alterations and additions seek to create a modern living space creating a large open plan property that

would maintain the structure of the existing building to be cost effective whilst appropriate to the demands of design.

This Design and Access Statement has been prepared in accordance with the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004.

The Planning Statement is incorporated within this document and should be read alongside the proposed development. Its purpose is to outline the planning merits of the application in the context of relevant planning policies and guidance.

This document is to be read in conjunction with the accompanying drawings and supporting information,

Existing and Proposed Drawings:

- 01 Site Plan
- 02 Existing
- 03 Proposal
- 04 Street view
- 05 Block Plan

Planning History

This application should also be considered in the context of previously approved application and their associated documentation,

Ref. No: 19970867 | Status: Application Permitted

Erection of single storey extension on the north side to form an enlarged kitchen and cloakroom/utility room.

Site

The application site is located at the end of a series of detached properties along Wrotham Road. Wrotham Road stretches from the centre of Gravesend towards Wrotham, passing a number of smaller villages including Istead Rise. The site is situated at the corner with the road Istead Rise, which facilitates access to the majority of the village. It should be noted that 335 Wrotham Road is not precisely on the corner plot - the property 2 Istead Rise is visible and facing forwards towards Wrotham Road, but pedestrian and vehicular access is from the side on Istead Rise.

The surrounding area is characterised by residential development of mixed age and architectural style, with local services and facilities available within walking distance in the centre of Istead Rise. The site benefits from good transport links via Wrotham Road and the nearby A2 corridor.

The proposed development aims to enlarge the current building, taking into account the generous size of the plot, aligning with local planning policy objectives and contributing positively to the area's housing stock.

Planning Policy Statement

This Planning Policy Statement supports a planning application for the erection of part two-storey, part single storey rear extension at Milton View, Milton Hall Road, Gravesend. The statement assesses the proposal against the relevant national, local, and county-level planning policies currently forming the Development Plan for Gravesham.

The current Development Plan comprises:

- *Gravesham Local Plan Core Strategy (2014)*
- *Saved Policies of the Gravesham Local Plan First Review (1994)*
- *Kent Minerals and Waste Local Plan (2013–2030, revised 2020)*
- *National Planning Policy Framework (NPPF, 2024)*

Relevant Planning Policies and Compliance

<i>Policy / Guidance</i>	<i>Requirement</i>	<i>Proposal Compliance</i>
<i>Core Strategy CS01 – Sustainable Development</i>	<i>Balance social, economic and environmental objectives.</i>	<i>Provides much-needed family accommodation on existing residential land, no harm to environment, supports local housing needs.</i>

<i>Core Strategy CS02 – Scale and Distribution of Development</i>	<i>Direct growth to sustainable settlements and ensure scale is appropriate.</i>	<i>Located in Istead Rise (sustainable rural settlement). Plot is spacious and can accommodate proposed scale while maintaining character.</i>
<i>Core Strategy CS11 – Transport</i>	<i>Ensure safe and sustainable transport; adequate parking.</i>	<i>4/5 off-street spaces provided. No highway safety or parking concerns raised. On site, turning circle suggested for landscaping</i>
<i>Core Strategy CS12 – Green Infrastructure</i>	<i>Protect and enhance landscape and biodiversity.</i>	<i>No adverse landscape impact (confirmed by officer). Biodiversity measures to ensure no net loss can be secured by condition.</i>
<i>Core Strategy CS18 – Climate Change</i>	<i>Encourage energy efficiency, resilience and sustainable design.</i>	<i>Opportunity for energy-efficient construction. Re-use of developed land reduces pressure on greenfield sites.</i>
<i>Core Strategy CS19 – Development and Design Principles</i>	<i>Integrate with local character; protect amenity; high-quality design.</i>	<i>Matching materials and fenestration; plot retains separation to neighbours; spacious layout avoids cramping. No harmful amenity impacts subject to obscure glazing.</i>

<i>Saved Policy P3 – Vehicle Parking Standards</i>	<i>Adequate off-street parking provision required.</i>	<i>4/5 spaces provided, consistent with adopted standards.</i>
<i>Kent Minerals and Waste Local Plan (2013–2030, Revised 2020)</i>	<i>Safeguard mineral area and not impact waste management infrastructure</i>	<i>Consistent with the strategic objectives and no conflict is identified.</i>
<i>NPPF Section 2 – Achieving sustainable development</i>	<i>Deliver sustainable growth, making effective use of land.</i>	<i>Provides housing within established residential curtilage, supporting local needs sustainably.</i>
<i>NPPF Section 4 – Decision-making</i>	<i>Decisions must be based on up-to-date policy and material considerations.</i>	<i>Submission demonstrates compliance with Local Plan and NPPF. No adverse impacts identified that would outweigh benefits.</i>
<i>NPPF Section 12 – Achieving well-designed places</i>	<i>Secure high-quality, locally appropriate design.</i>	<i>Sympathetic to the mixed character of Istead Rise. Provides high standards of amenity for future and existing occupiers.</i>
<i>NPPF Section 15 – Conserving and enhancing the natural environment</i>	<i>Protect biodiversity and landscape.</i>	<i>Within existing curtilage, no wider landscape harm. Biodiversity measures can ensure compliance with “no net loss” requirement.</i>

The proposed development at 335 Wrotham Road is consistent with the comprehensive aims and specific requirements of both local and national planning policy. It represents sustainable development in a suitable location, providing high-quality housing that integrates sensitively with its surroundings.

The proposal complies with the Development Plan when taken as a whole, and planning permission should be granted in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Proposal

The design proposal has been developed in consultation with the applicant, following a pre-application planning process reference no. PRE20250103. Following this engagement, possible revisions were carefully considered.

However, despite the property building increases, there would still be sufficient distance to boundaries on all sides. It is considered that the extensions would be consistent with the character of the original building and mixed street scene, while delivering improved functionality and amenity for the occupants.



Existing rear elevation of the property

Design

Scale & Bulk

It is acknowledged that the proposed extensions will increase the overall width of the property from approximately 12.5m to 20.5m. However, the site sits within a generous plot where sufficient spacing is retained to both 333 Wrotham Road and no. 2 Istead Rise. This ensures the development will not appear cramped or overbearing in the street scene. The surrounding dwellings are mixed in type, scale and design, and many have been extended, meaning the proposal is consistent with the established pattern of development. The proposal therefore complies with *Core Strategy Policy CS02 (Scale and Distribution of Development)*, which supports proportionate growth within existing settlements, and with *NPPF Section 2 (Achieving sustainable development)*, which encourages the effective use of land in appropriate locations.

Design Character

The scheme employs matching materials, sympathetic fenestration and well-proportioned elevations that respect the character of the host dwelling. The officer's report confirms that "in terms of design and fenestration the extensions are in keeping with the original property and no concerns are raised." The varied form and mixed architectural character of Istead Rise allows for a degree of design flexibility, and the proposal integrates positively into this context. In this respect, the development accords with *Core Strategy Policy CS19 (Development and Design Principles)*, which requires high-quality design that responds to local character, and with *NPPF Section 12 (Achieving well-designed places)*, which recognises that good design should be sympathetic to local character without discouraging appropriate innovation.

The proposed extensions will be constructed to a high internal specification and will fully comply with current Building Regulations, including the provisions of Part M.

Principle of Development

The principle of extending a residential dwelling within its curtilage is acceptable in planning policy terms. The officer's report confirms that the extensions will provide accommodation that exceeds adopted space standards, with a garden area comfortably above the minimum threshold set out in *SPG2 – Residential Layout Guidelines*. With regard to neighbouring amenity, the report concludes that there will be no harmful loss of daylight or sunlight, and that potential overlooking issues can be addressed through the use of obscure glazing and/or high-level side windows. This demonstrates compliance with *Core Strategy Policy CS19 and NPPF paragraph 135(f)*, both of which require development to safeguard amenity for existing and future occupiers. Furthermore, as the proposal sits within the established urban area and causes no adverse landscape impact, it complies with *Core Strategy Policy CS12 (Green Infrastructure)* and *NPPF Section 15 (Conserving and enhancing the natural environment)*.

Parking & Highways

Although the proposal involves the removal of the existing garage, it provides appropriately allocated private amenity space and complies with adopted parking standards, retaining off-street vehicular parking spaces. This satisfies *Saved Policy P3 (Vehicle Parking Standards)* and *SPG4 (KCC Parking Standards)*, and the officer has raised no objection in this regard. Accordingly, the development is consistent with *Core Strategy Policy CS11 (Transport)*, which seeks to ensure that new development is supported by adequate parking and does not give rise to highway safety concerns.

Whilst parking arrangements will be generally retained, another dropped kerb is proposed that would allow an in and out driveway. Currently, exiting the driveway at 335 Wrotham Road can be problematic with the speed limit being higher than typical residential roads and with the close proximity to the Istead Rise road turning. The proposed arrangement would increase road safety for all road users with a larger vision splay and ensure vehicles exiting the property are able to turn on site and leave facing forward.

Biodiversity

With regard to biodiversity, it is accepted that a commitment to ensuring no net loss can be secured through condition or submission of further detail at application stage. It should be noted that the applicant intends to plant more silver birches or similar along the southern boundary with numbers 2 and 4 Istead Rise, as well as the end of the rear garden, along the western boundary. This will provide a screen as well as ensure biodiversity requirements are met.

National space standards

The proposed dwelling will be fully compliant with the nationally described space standards, ensuring the provision of adequate internal floor space to meet the needs of future occupants.

Conclusion

Following the detailed report on the 7 July 2025 for the pre-application, there were some queries highlighted to the case officer.

The dwelling is modest in size in comparison to the plot size and unlike other homes nearby has a very wide plot of land. This means that at first floor level towards 2 Istead Rise, there is still more than 5 metres between the proposed and 2 Istead Rise (at least 3 metres to the boundary and another metre plus to the neighbouring property). It should also be noted that despite being on Istead Rise, number 2 is actually orientated to face Wrotham Road - driveway and entrance is from the Istead Rise side with the front door facing Wrotham Road.

The side of 2 Istead Rise does appear to be a garage currently with frosted windows along the wall - the proposal for 335 Wrotham Road would look to comply with regulations.

The proposal submitted would leave no change in space between 333 and 335 Wrotham Road (except for the first floor extension) and still ample space up to 2 Istead Rise. Other

properties along Wrotham Road have all been built within 1m of their respective boundaries with side gates for rear access.

No loss of outlook or sunlight was noted in the report and given the slope of the land the front of the house has been designed to follow the current ridge height to the front, unlike other properties along Wrotham Road. This would mean from the road side, the dwelling would remain to appear modest from the front and not very tall. When assessing the plot and neighbouring properties, careful consideration was taken to extend to the side rather than into the rear garden further. The proposed extension would not sit further across than where the current double garage sits - upon the footprint extent.

When assessed against the Development Plan as a whole, the proposal supports sustainable development in accordance with **Core Strategy Policy CS01** and **Section 2 of the National Planning Policy Framework**. It represents an appropriate form of growth within a sustainable settlement, consistent with **Core Strategy Policy CS02** and **Section 4 of the NPPF**. The scheme delivers a high standard of design that is consistent with the varied character of Istead Rise, thereby complying with **Core Strategy Policy CS19** and Section 12 of the NPPF. It protects residential amenity in accordance with Policy **CS19** and **paragraph 135(f) of the NPPF**, while also safeguarding biodiversity and landscape in line with **Core Strategy Policies CS12** and **CS18** and **Section 15 of the NPPF**. Furthermore, the proposal meets parking and highway requirements, satisfying **Saved Policy P3** and **Core Strategy Policy CS11**.

In light of the above, it is respectfully submitted that the scheme accords with the Development Plan and national planning policy when read as a whole, and should therefore be supported in its current form, in line with **Section 38(6) of the Planning and Compulsory Purchase Act 2004**.