



DKM Consultants LTD

82 Longfellow Road
Gillingham
Kent
ME7 5QQ
Mob:- 07401 331482 07894670237
Email:- david.meaney@live.co.uk
Web :- www.dkm-consultants.co.uk

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**Gravesham Borough Council
Planning Dept
Civil Centre
Windmill Street
Gravesend
DA12 1AU**

REF – PLANNING FOR 267 Singlewell Road, Gravesend, Kent, DA11 7RN

Dear Planners

A Planning application has been submitted on the above address which involves increasing it quite considerably. This property is in a street which has had significantly large planning applications approved and these have been used as reference for this application. Singlewell Road and Windsor Road are roads that are known for their larger properties and significant makeovers.

The original property of 267 Windsor road is one of the more original properties on 2nd largest plot in Gravesend. The house had been added to since its initial build with a large linked double garage with and depth as well as a new family living room with master bedroom above.

Planning for 245 Singlewell Road was granted in 2022 for a new build house and out building. This property set the benchmark for the size of properties on this road with other properties being some 200m² smaller, therefore a significant increase, but never the less the plot is large enough to take it.

Due to the increase to No 245, 256 ,255, 264 and 174 over the past 12 years the increase to no 267 is not all that large. These other properties have been increased 50% to 70%. The increase to no 267 percentage wise is only 30-32%

The last build percentage and Meter square increase of 3 other properties as well as No 267 are listed below:-



- 1) 174 Singlewell Road = 598m² 50% increase
- 2) 245 Singlewell Road = 785m² 60% increase (most recent build)
- 3) 267 Singlewell Road = 659m² 30% increase
- 4) 264 Singlewell Road = 352m² 45% increase
- 5) 267 Singlewell Road = 390m² 55% increase

As you can see from the final percentages the application to increase the M2 of No 267 Singlewell Road is still much smaller than the others. This property was one of the largest properties on Singlewell Road to start with and its design was based on the first floor being partly into the roof profile with gables used at each window position, thus keeping the over ridge height down.

The design concept here was to maintain this ridge height due to the heights of adjoining buildings and when extending out to the rear and side, this would be joined to the original ridge with a flat roof table top section very common in Gravesend with 5 large developments being granted with a similar design in the past year

Examples include :-

- 1) 245 Singlewell Road
- 2) 14 Windsor Road
- 3) 264 Singlewell Road
- 4) 275 Singlewell Road
- 5) 41 Windsor Road
- 6) 43 Windsor Road
- 7) Santana Old Watling Street

The aim on the design was to produce a master bedroom with better head room than the existing, convert the existing master into a guest en-suite and a games room. To increase the number of double rooms to 3 and provide a home office study at the front of the house. It was also to provide a more pleasing front elevations with windows of matching sizes and principle windows (no frosted small bathroom windows) and to up-date the front slightly, but not so its out of place or losses the original charm. To the back the idea was to have the bedrooms with large windows to take in the view of the garden and golf course.

Please considered this document when making the decision on the planning.

What is being asked for isn't over development with 6 bedrooms (3 of them en-suite) a study, family bathroom, utility room, open plan kitchen dinner, Lounge, sitting room and a games room / prayer room on the first floor which mirrors designs on other properties of this style on the same street.

Regards

David Meaney

DKM Consultants Ltd

Director

