



Planning Statement

For

The Proposed First-Floor Rear Extension

At

Bucklebury
Pear Tree Lane
Shorne
Gravesend
Kent
DA12 3JS

May 2022

20.1546

Prepared for and on behalf of

Mr and Mrs Turner-Goldsmith



Consult Construct - Quality Management

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This document has been checked before issue in compliance with the Quality Management System.

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B Date first issued 12th May 2022

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Director



1.0 Introduction

The following Planning Statement has been prepared to support a House Holder Planning Application in order to obtain approval for the proposed first-floor rear extension at Bucklebury, Pear Tree Lane, Shorne, Gravesend, DA12 3JS.

This document should be read in conjunction with the scheme drawings and documents namely:

- PL01 - Site Location Plan
- PL02 - Existing Site Plan
- PL03 - Existing Ground Floor Plan
- PL04 - Existing First Floor Plan
- PL05 - Existing Roof Plan
- PL06 - Existing Elevations 1 of 2
- PL07 - Existing Elevations 2 of 2
- PL08 - Proposed Site Plan
- PL09 - Proposed Ground Floor Plan
- PL10 - Proposed First Floor Plan
- PL11 - Proposed Roof Plan
- PL12 - Proposed Elevations 1 of 2
- PL13 - Proposed Elevations 2 of 2

2.0 Context

Consult Construct Ltd have been appointed by the owner of Bucklebury in order to gain planning consent for a proposed first-floor rear extension, intended to be constructed above the existing single-storey rear extension.

Historically, a previous planning application (20201066) submitted in 2020 seeking a number of external and internal alterations was refused.

In contrast, this application intends to minimise the potential impact on the green belt by limiting any adverse effects on the openness of the landscape, through building upon the existing footprint of the rear extension.

We have given due considerations to the previous reasons for refusal relating to the site, recent pre-application advice received, and planning policies generally to arrive at the proposal contained within this application.

3.0 Consultation

Our client has gained pre-application advice from Gravesham Council in respect of this proposal which received positive and constructive feedback. It is noted there are a number of fundamental policies and design characteristics that should be met in order to achieve a sympathetic and non-imposing development that would damage the local character.

We feel the proposed design by nature and scale would not be out of keeping with the main property, or wider site, and would be aesthetically balanced.



4.0 Planning Policies

The site is subject to a number of planning policies which have been considered in respect of the proposal:

- Gravesham Local Plan Core Strategy and Policies Map
- Saved policies in the Gravesham Local Plan First Review
- National Planning Policy Framework 2021
- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- Technical Housing Standards – Nationally Described Space Standards (March 2015)
- Gravesham Landscape Character Assessment (2009)
- Householder Extensions/Alterations Design Guide (2021)

5.0 Use

The proposed extension intends to provide additional much needed residential space, which will also facilitate the wider remodelling of the entire first-floor.

The additional space will accommodate two bedrooms, with subsequent en-suite facilities. Access to the rear bedroom areas will be gained via the first-floor landing, leading on to a new access corridor.

6.0 Appearance

Aesthetically, the external appearance of the extension intends to compliment the existing dwellings archetype, whilst adding contrast where considered beneficial. A breakdown of the intended materials/appearance is noted below:

6.1 Roof

The proposed roof intends to reflect the existing arrangement to the main building; comprising a hip section to the right-hand side (RHS) elevation, continuing into a dual pitch, and then terminating with a gable end on the LHS elevation. It is intended the proposed ridge height of the extension will be subservient to the existing roof, being approximately 150mm lower.

The roof will be weathered in natural slate with lead roll hips. The proposed central box gutter separating the existing and proposed roofs will be weathered in lead.

6.2 Guttering/corncicing

The guttering will be contained within re-constituted stonework, which is proposed to continue seamlessly from that on the existing dwelling.



6.3 Walls

External walls to the extension are proposed to be faced with a light grey render, with the exception of ground floor level on the LHS elevation which will be weathered in cedar cladding to compliment the woodland setting of the area.

It is intended to utilise render to the extension for the following reasons:

- Matching existing brickwork: Due to the limited availability of similarly matching bricks to implement within the extensions construction, constructing in brickwork may result in unsightly disparity between the shading of the original and proposed bricks.
- Creating contrast between existing and proposed: The use of render will create a natural distinction between the original dwelling and later extensions. Additionally, the RHS wall of the extension features a small inwards return, which will provides further distinction between these areas.
- Use in the surrounding area: It is noted that dwellings within the local area are faced in a mix of fair-faced brickwork, cladding, and render. This design would not appear out of keeping with the local buildings, and its visibility from the highway would be limited due to the extensions positioning.

Notwithstanding the above, our client strongly wishes to work with Gravesham Council in producing a sympathetic and in-keeping design. Should the proposed use of render be at the detriment of a positive decision outcome, they would openly welcome discussions with regards to alternative wall finishes.

6.4 Windows

The windows are proposed to be anthracite grey aluminium casements, matching the main building.

7.0 Scale

The scale of the extension has been carefully considered in respect of its potential impact on the Green Belt as to not cause overdeveloping or restricting openness.

Due to the proposed extensions positioning, being located above the existing ground floor extension located to the rear, its impact on the landscape will be limited.

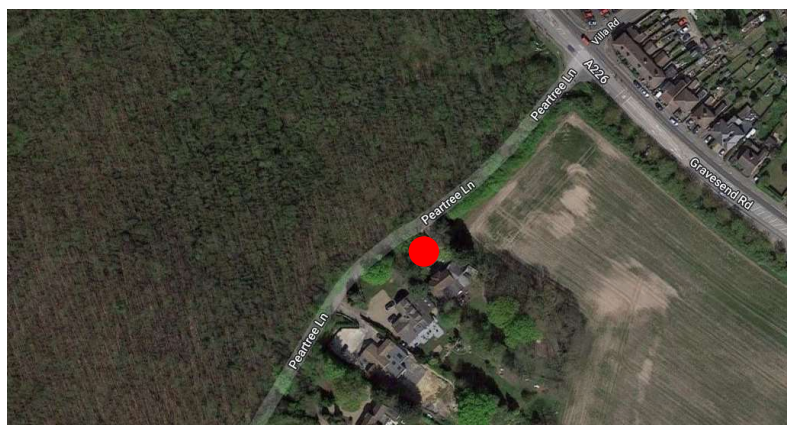
By reducing the roofs ridge height, it is intended the extension will appear subservient to the main building, and reinforces the objective of reducing the proposals impact on visibility within the countryside scenery.

8.0 Materials and Waste Minimisation

New materials will be required for the proposal, however, works are to be carried out to ensure waste production throughout the project is reduced. Waste production will be monitored and minimised during the entirety of the process, ensuring deliveries of materials are calculated to reduce disruption to the surrounding area.

9.0 Site Location

Bucklebury is a two-storey detached house in the outskirts of Higham and at the edges of Shorne Woods. Its site comprises 0.3 hectares of open woodland in Gravesham's Green Belt (Parcel 10); the site is limited by Pear Tree Lane to the North West; Grads Hill farmland from the North to the South East; and a small cluster of residential properties to the south.



● Bucklebury House

10.0 Access/Traffic

There are no proposed alterations to the existing parking capacity or access arrangements. As such, these will not be effected through the proposal.

11.0 Conclusion

The proposed extension to Bucklebury has been considered in-regard to the existing structure, original features, and relevant planning policies, notably being located within the Green Belt.

Through seeking pre-application advice, the owner of Bucklebury has obtained vital feedback and viability of the proposed works, and we feel the enclosed design looks to improve the dwelling whilst keeping considerations for the wider area at the forefront of its intentions.

Should you have queries regarding any aspect of this document, please do not hesitate to make contact.

Yours Sincerely,

Anthony Borland BSc (Hons)

Building Surveyor MCIOB AssocRICS

For and on behalf of Consult Construct Ltd



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Gravesham Borough Council