

Planning & Design and Access
Statement – 48 Arthur Street,
Gravesend, Kent DA11 0PR

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1. Introduction

This Planning and Design and Access Statement has been prepared in support of a new first floor rear extension and internal alterations to incorporate a bedsit at basement level and a duplex unit from ground to first floor level.

The statement will follow a recognised format as follows:

Section Two: providing a brief description of the site and its location relative to the town centre as well as a summary of the characteristics of the surrounding area.

Section Three: detailing both the planning history specifically associated with the site as well as the history applicable to other sites in the immediate surrounding area.

Section Four: providing a detailed narrative of the development proposals.

Section Five: setting out the planning policy considerations associated with the Local Authority that are specifically applicable to the application site.

Section Six: highlighting the planning, design and access principles of the development in relation to the following:

- Principle of Development
- Use
- Amount
- Scale & Design
- Layout
- Landscaping
- Access

Section 7: setting out the conclusions.

2. Site Description, Surrounding Area and Sustainability

Site Description

The application site is located in Gravesend, Gravesham, Kent approximately 0.3 miles from Gravesend Rail Station which caters for services to Maidstone, St Pancras and London Charing Cross. The site has straightforward access to the public highway and is therefore in an accessible and sustainable location.

The following bus routes can also be caught within a short distance from the application site:

- Route 481 – Bluewater
- Route 483 – Bluewater
- Route 489 – New Ash Green

The site itself comprises a retail unit and duplex residential unit to the rear on a corner plot at the junction of Arthur Street and Cutmore Street. The site is bound by a brick wall to the south and existing properties to the east and north.



Surrounding Area

The surrounding area is largely residential with a number of retail units that are primarily located along the corner plots.

3. Development Proposals

The development proposal comprises the design and construction of a new first floor rear extension and internal alterations to incorporate a bedsit at basement level and a duplex unit from ground to first floor level.

The application site is an existing two storey building on a corner plot that is currently not utilising its full potential. The proposal will ensure that the proposed dwelling will have sufficient amenity.

The proposal has been designed to appear as unobtrusive as possible. High quality materials have been utilised in order to fully respect the character of the area.

4. Planning Policy Context

Having reviewed the Gravesham Borough Council Local Plan, the following policies and documents are applicable to the development:

Gravesham Borough Council Local Plan 2013

A number of the Local Plan policies have been replaced, deleted or expired but the following policy in particular is applicable to the proposals:

In considering proposals for the conversion of existing properties to provide flats, maisonettes, bedsitters, hostels, homes and other forms of multiple occupancy, the Borough Council will have regard to the following criteria:-

- (i) The building shall be in an appropriate area for conversion to flats, maisonettes, bedsitters and multiple occupancy. Unless there are special or overriding circumstances, conversions will not normally be permitted in an area comprised for the most part of single family dwellings. Conversely, conversions will not normally be permitted in areas which are environmentally unsuitable for young families and which already demonstrate a predominance of multiple occupation.*
- (ii) The building shall be of such a size and arrangement as to be generally unsuitable for single family occupation.*
- (iii) The proposal shall have regard to the Borough Council's Residential Layout Guidelines, as set out in supplementary planning guidance.*
- (iv) The adopted Vehicle Parking Standards must be achieved wherever feasible.*

With the above in mind, properties in the immediate vicinity are largely residential but there are a number of occurrences of retail/ commercial at ground floor level with residential above. There is nothing within the character of the local area that would appear to prevent the proposed development going ahead.

Gravesham Core Strategy

The following policies detailed within the Core Strategy are applicable to the development:

- Policy CS01 – Sustainable Development
- Policy CS02 – Scale and Distribution of Development
- Policy CS19 – Development and Design Principles

Kent Design Guide

The proposals are fully compliant with the relevant sections of the Kent Design Guide

NPPF

Paragraph 49 of the NPPF states:

Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

5. Planning, Design and Access Considerations

Principle of development

The proposals put forward by this application constitute a more efficient use of the site and will therefore comply with key policies of the Gravesham Borough Councils Planning Policies and the NPPF. At this basic level it is considered the principle of the development is acceptable. NPPF also states that sustainable development should be viewed favourably.

In line with the Core Strategy, the proposals are relatively small and simple in nature and have been designed to respect the context of the surrounding area. The construction of a first floor extension and creating of additional units via internal alterations will not cause a shortage of family sized dwellings and the minor nature of the development will result in no negative impact on neighbouring properties. The proposals meet the entire minimum requirements set out in the planning policy documents as a whole as well as the supplementary planning guidance of the Kent Design Guide.

The development is located in an area predominantly characterised by residential and retail units of a similar size and scale. It is therefore felt that this proposal should be considered acceptable in principle.

Use

The site is located within an urban area characterised largely by properties of a similar nature. The proposed residential use will be 1nr bedsit and 1nr unit above the existing shop with private access at ground floor level.

The new development will be contained within the existing boundary.

Due to the size of the plot, it is considered that the level of amenity is acceptable and will allow for the enjoyment of the applicant and any potential future occupants.

Amount

The proposal respects the design characteristics of the surrounding area and will not result in an unacceptable level of development on the site.

The site is located in an urban area with strong transport links demonstrating that the site is within a sustainable location.

Scale & Design

The development has been designed so that it is not obtrusive and appears similar in characteristics to the surrounding area. A first floor extension and internal alterations allows for full compliance with the relevant planning documentation.

Dual aspect is incorporated into the property for the enjoyment of occupiers.

Due to the size of the development and the levels of the amenity it will not adversely affect the privacy of neighbours.

Careful consideration throughout design has ensured that all policies within the Local Plan have been fully respected and that neighbouring properties are not adversely affected. There will be no loss of existing housing to accommodate the development.

The host dwelling will be respected through the use of the following:

- Render to match the existing
- Roof tiles to match existing
- New parapet wall to boundary

Layout

Both the internal and external layout of the proposed new dwelling have been designed to complement the character and setting of the area.

Adequate space has been provided to the front, side and rear of the host dwelling to allow for a good level of amenity.

Landscaping

There is no proposal within the new design to modify the existing landscaping arrangements.

Access

Vehicular parking is allowed for along Arthur Street. It is deemed sufficient to also provide safe pedestrian access to the site from the front of the dwelling.

6. Conclusion

In accordance with policies within the Local Plan, the development results in a more effective use of the site.

The proposed dwelling meets all of the requirements within the Local Plan and all relevant Supplementary Planning Guidance.

The Local Plan and Kent Design Guide require for new development to achieve a high quality of design. The proposed dwelling will use high quality materials that match the host dwelling to ensure that the context and character of the area is maintained.

It has been demonstrated that the dwelling is within a sustainable location.

Off-site street parking is in keeping with properties in the surrounding area.

The site also complies with the various policies that are applicable to the site.

In light of the above comments and the remainder of the report, it is respectfully requested that planning permission be granted.

