

**PROPOSED EXTENSION AND ALTERATIONS
AT
ASHLEA
HORNS OAK ROAD
MEOPHAM
KENT
DA13 0BX**

REV DESIGN AND ACCESS STATEMENT



Mark | Carter
ASSOCIATES



**design studio
priestfield stadium
gillingham
kent
01634 304700**

Dec 23

Existing Site.

The application site is located off of Horns Oak Road and is an existing Chalet Bungalow set on a large plot of land within the Area of Outstanding Natural Beauty, The Harvel Wooded Downs Landscape Character Area, a Biodiversity Opportunity Area, an Area of Archaeological Potential and Groundwater Source Protection Zone 3.

The house is detached with a side covered car port with access drive and parking area.



Ariel View of the site



Planning History:

20230365

Erection of part single storey and part two storey rear extension; erection of new pitched roof incorporating two gables in the rear roof slope and two dormers and a gable in the front roof slope; erection of single storey front extension; demolition of rear outbuilding and formation of two vehicle parking spaces in the front garden.

Refused 01.06.23

19800181

Erection of single storey rear extension to form utility room and enlarged kitchen, erection of front porch

Permitted 12.05.1980

19760385

Formation of bathroom and bedroom extension in existing roof space and erection of extension at first floor level to form two additional bedrooms

Permitted 13.08.1976

19550164

Erection of a detached bungalow (TH/6/55/143)

Permitted 24.08.1955

19550165

Erection of a detached bungalow (TH/6/55/143A)

Permitted 08.08.1956

Existing Photographs





Surrounding dwellings setting the street scene



Reason for previous refusal

The proposal, by virtue of its proposed size, scale, massing and form, would be inappropriate development in the Green Belt, as it would result in disproportionate additions over and above the size of the original dwelling and harm the openness of the Green Belt.

In the absence of any very special circumstances to clearly outweigh the harm to the Green Belt, the proposal would be contrary to Policy CS02 of the Gravesham Local Plan Core Strategy September 2014, Saved Policy C13 of the Gravesham Local Plan First Review and to Section 13 of the National Planning Policy Framework 2021.

Proposal

The existing house is in need of modernisation as it is dated and lacks adequate insulation to the original walls and roof area as well as the first floor dormers, which have flat roofs.

The house is not attractive and does not relate well to the street setting as it has flat roof dormers and the pitched roof only covers part of the ground floor plan creating an unbalanced elevation.

The existing ground floor area is generous compared to the first floor area and their relationship does not sit well together and needs restructuring in plan form to improve the living conditions.

The planning restriction is that the house has already used its maximum allowance to allowable additional floor area over the original house footprint, so extending the floor area would not be acceptable.

Original footprint area 60m²

Floor area as existing 137m²

The existing ground floor plan has a covered carport to the side of the house, which has a footprint area of 25m².

The proposal is to re plan the house internally and remove the existing first floor flat roof dormers as well as all of the front elevation flat roof areas.

The existing ground floor area - 114m²

Area of extension to the ground floor footprint - 10m²

Area of carport removed - 25m²

Ground floor reduced by - 15m².

Existing first floor plan - 35m².

Proposal is to slightly extend the first floor plan – 7.4m²

Total floor increase - 17.4m²

Area reduced – 25m²

Overall floor area reduced by 7m².

The proposal is to create a new pitched roof over the existing lounge area and removing the existing flat roof and this provides a far better balance in elevational terms.

The existing dormers are unattractive and within this proposal they have been incorporated within a new gable roof, which will also create a new front entrance feature and make the front elevation more attractive. This allows the elevation to be simplified and creates a very balanced and interesting contemporary style that draws the eye to the entrance, which will have a glazed entrance that is recessed and shadowed by the roof so any impact on the open countryside would be minimal.

The new proposed pitched roof would have the same front elevation eaves height and would only increase the original ridge by 870mm, which can be considered as minimal and have no impact on the open countryside.

The major reason for previous refusal has been based on an unacceptable floor increase and this proposal has been based on being able to overcome this concern and therefore the alterations would not have an unacceptable impact on the open countryside and surroundings.

The height may be increased by less than 1m to generate an improved elevational balance and removes the original flat roof dormers, which creates a simpler elevational style and also removes the existing side carport so the overall house width is reduced by 2.7m.

The basic brief, following two pre applications, is to create a design that allows for a family house that has minimal increase in area and scale and improve the original elevational style, whilst modernising the style and be able to improve the insulation values.

This proposal does all of the above and creates an interesting contemporary style elevation with pitched roofs, which maintain the existing street character whilst allowing the addition of extra glazing that is deeply recessed, which protects any light impact during the hours of darkness.

Comparison of proposal with original dwelling

Hatched area indicates the increase in scale but is fundamentally because of the replacement of the existing flat roof with a new pitched roof, which naturally diminishes in scale as it slopes away in elevation terms.



Plan form

Diagram demonstrates the minimal areas of floor increase to each level.

The ground floor extension would meet the permitted development extension rules as it would be formed from the original rear face of the house and be under 4m in depth.

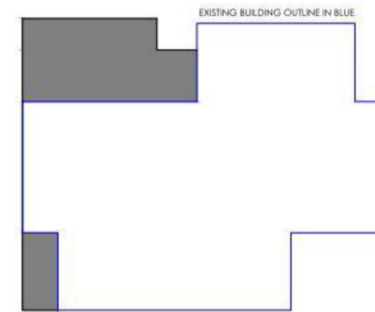
The rear extension would not be visible from the front street scene and would be single storey in height, so the perceived impact on the open countryside be negligible.

The first floor extension is required to simplify the floor plan to balance the elevation and make the restricted existing headroom usable to travel between spaces.

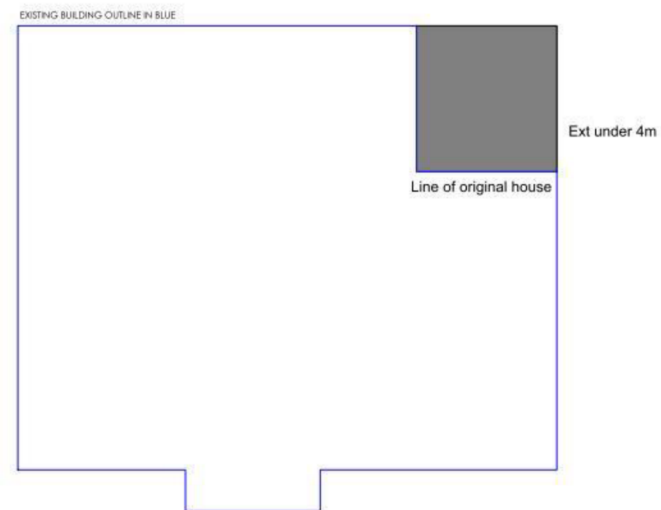
The proposed total floor increase is 17m².

The existing width of the dwelling is proposed to be reduced by 2.7m by the removal of the flat roofed attached carport and the area that would be reduced is 25m².

The scale increase, as demonstrated, can be considered as minor and would have no adverse impact in scale terms on the open countryside.



Proposed First Floor extension hatched - 7.4m²



Proposed Ground Floor extension hatched - 10m²

Street scene and character

The existing street has a very varied architectural style of dwellings from chalet bungalows to a white rendered cottage next door, which is also adjacent to a modern 1970s house in brickwork with cladding panels.

The proposal to Ashlea is below all of the surrounding heights so it can be considered to be acceptable in terms of scale, and the use of materials of brick and render can also be found in the existing street scene.

The elevation will be improved by the addition of removing the flat roof areas and incorporating pitched roofs, as well as the removal of the first floor flat roof dormers, which will enhance the existing street scene.



Ecology

No ecology report is required as the work is related to the existing footprint and would not affect the surrounding area.

The existing garden is wild at the rear boundary and contains a number of wildflowers and is an existing good area for biodiversity and if approved additional bird boxes can be added to the setting of the dwelling.

Approved bat box can also be added to the rear elevation to benefit the rear garden area.

Green Belt

The application site is located within the Green Belt.

National Planning Policy Framework 2021 (NPPF 2021), Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 and Saved Policy C13 of the Gravesham Local Plan First Review November 1994 are most relevant. The overriding policy approach in the Green Belt is that newly built development is strictly controlled, in order to protect the openness of the land.

Extension or alteration to a building can be appropriate development, provided that it does not result in a disproportionate addition over and above the size of the original building (this is a cumulative assessment, which includes any existing extensions/alterations that have taken place).

As a general rule in the Green Belt, the Borough Council considers that extensions, which exceed the overall floor area of an original building by 33%, is only a guide for planners to use and to assist in the description of the phrase used to describe what is acceptable as “moderate extensions.”

The planning team will have regard to a range of factors including footprint, floorspace, volume, height and any other changes in the built form.

The revised proposal has been reduced in scale and floor area, taking on board the comments received during the pre-application stage.

Example of similar approval within the area.

20210089 | Erection of two storey side and rear extension, including new larger dormer in rear roof slope replacing existing dormers; construction of enlarged dormer in front roof slope. | The Orchard Priestwood Road Meopham Gravesend Kent DA13 0DA



This application is for an extension and provides additional floor space whilst increasing the width and depth of the original building line and increasing the scale and bulk.

Scale

The existing floor area -	137m2.
The existing flat roof carport area -	25m2.
Existing Total -	162m2.
Proposed floor area-	154m2

Overlooking/shadowing

There would be no loss of existing vegetation within the setting and the residential nature of the application site would be retained.

The proposed alterations would not be especially visible from any public vantage points and the changed appearance of the dwelling would not be harmful to overall landscape quality. Therefore, it is considered that the proposed development would not be detrimental to landscape character.

Due to the design of the proposed extension and the relative locations of surrounding properties, there would not be any adverse overlooking, overshadowing or overbearing impacts to surrounding occupiers.

Parking

The existing driveway is proposed to be extended to allow for car parking and a turning area as shown on the proposed site plan.

Drainage

The existing property has existing foul and surface water drainage, which would be utilised for the new extension works.

Electric Car Charging point

The current applicant utilises the use of an electric charging point.

Amenity

Due to the design of the proposed development and the relative locations of surrounding properties, there are unlikely to be any adverse overlooking, overshadowing or overbearing impacts to surrounding occupiers.

Future occupiers

Policy CS19 of Gravesham Core Strategy requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants.

In terms of the amount of living and garden space provided, it will comply with the Gravesham Residential Layout Guidelines and the Nationally Described Space Standards.

Impact on the AONB

The existing dwelling currently has no lighting control with old lighting technology so the spillage currently cannot be controlled.

The proposal is designed so the upper level windows are all recessed into the building and with the use of modern LED controlled directional inward lighting together with any external lighting, any spillage is controlled and would be an improvement over the current situation.

The scale of the proposed alterations over the existing built form will not have a significant impact on the open surrounding countryside and as clearly demonstrated within this application can be considered as acceptable.

The floor area of the dwelling within the area of AONB is not being increased in overall scale and the building width is proposed to be reduced, which would be acceptable under the current local planning policy.

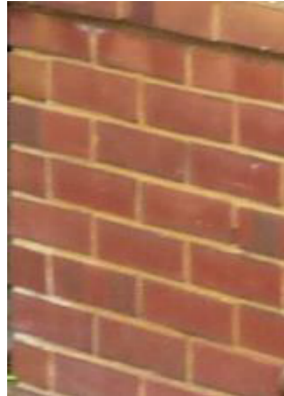
Materials

The material examples shown below for cladding to elevations

Roof tiles



Riven slate roof tiles.



Existing brickwork

CGI

Proposed image



Conclusion

The proposal would be an appropriate development within the Green Belt, as the scale of the alteration is considered very moderate and no adverse harm could be caused.

The proposed development would improve the appearance of the existing dwelling and not look out of place in its surroundings, as it would have a similar height to the neighbouring buildings and the design approach would result in a more consolidated and regular building shape.

The proposal would not be especially visible from public vantage points and would not be harmful to landscape character.

The proposal would provide a good standard of living for future occupiers and would not be detrimental to the residential amenity of surrounding occupiers.

The proposed parking/turning provision will be improved as detailed to improve accessibility.

The site would have ecological enhancements as commented within this report

Lighting design has been considered and is a fundamental part of the proposed design which will offer an improvement over the current house.

The house has an existing drainage system for foul and surface water which would remain and be utilised as the proposal is for alterations and not replacement.

Following pre application advice the proposal has been greatly reduced in floor area and scale terms, which was considered as the fundamental reason for not supporting the previous application.

This document highlights the positives through design to enhance the existing dwelling and the site setting and its surroundings.