

TOWN & COUNTRY PLANNING ACT 1990

DESIGN & ACCESS STATEMENT

PROPOSED ALTERATIONS/EXTENSION TO EXISTING HOUSE AT 'WAYSIDE' WATLING STREET GRAVESEND KENT, DA11 7NU

1.0 SITE LOCATION & CONTEXT

1.1 The site is located on the northern side of Watling Street which runs from Singlewell Road in the south-east up to Golf Links Avenue in the west. At that junction the road then becomes Old Watling Street running to the north-west roughly parallel with the new A2 trunk road.

1.2 Both parts of this road are characterised by large detached houses, with a few bungalows, set in large plots the originals of which date from the 1930/40's and display a wide mixture of types and architectural styles, with no one style or type being particularly dominant.

1.3 Many of the original bungalows in the road have either been demolished completely and rebuilt as houses or had a first floor added to the original footprint to convert into a house. Most of the properties in the road have been substantially altered with rear/side extensions together with loft conversions presenting a strong built-up road frontage.

1.4 A number of the properties have detached double garages built against the front boundary walls which in most cases contain electrically operated entrance gates where the land to the front of the properties is given over to vehicle parking with little by way of soft landscaping. In many cases there are large detached buildings set at the bottoms of the rear gardens used as summer houses, gyms and games rooms.

1.5 There is a strong Asian community within the local area with many of the properties providing accommodation for elderly extended family members.

2.0 PLANNING HISTORY

2.1 This property known as Wayside was originally a single storey modest sized detached bungalow but in 2008 an application was submitted to construct a ground floor rear and side extension together with a first floor extension spread over almost the whole of the resultant ground floor footprint and approved under ref: 20080018. The construction of a detached garage at the front of the property was also included.

2.2 To the west of the property at that time was a single storey detached bungalow known as Santana. The applicant approached the Council informally, prior to submission, regarding the proposals and was advised to ensure that the building remained single storey on the western boundary. This was to prevent the extension from overwhelming the adjoining bungalow in visual terms.

2.3 The applicant complied with the Council's advice and the first floor bedrooms on the western side were set into a "cat-slide" roof and the resulting bedrooms and bathrooms do not enjoy full height ceilings over the whole of the floor areas.

2.4 Some 13 years on, in 2021, an application to demolish the adjoining bungalow and build a six bedroom house was submitted but refused consent under ref: 20211027. However, in 2022, a revised application was submitted for the same project and subsequently approved under ref: 20220198. The net result is that this very large house is nearing completion and now appears to dominate the frontage and the applicants current house in particular. [See photographs in Appendix A] There are also a number of first floor windows facing directly onto the western side of the applicants house.

3.0 THE PROPOSAL

3.1 The applicant and his own family also care in-house for their two elderly parents and the following proposals are in part intended to assist in their care, giving better access to the house and facilities.

3.2 The footprint of the existing house currently sits to one side of the site, having a space of some 450mm down the western side of the house and some 1200mm down the eastern side giving ample access to the rear of the property.

3.4 It is proposed to remove the entire "cat-slide" roof covering the western side and raise the western wall of the house to normal eaves height whereby the internal rooms will benefit from full height ceilings throughout. This will also enlarge the floor area of the two existing En-suite Bathrooms, front Bedroom and rear Dressing Room on this side of the house.

3.5 It is also proposed to extend the whole rear of the house over the top of the existing single storey ground floor below and in effect enlarges the existing two Bedrooms and Dressing Room at first floor level across the rear.

3.6 The roof will then be re-pitched to provide a hipped end over the front bedroom above the entrance with a continuation of the main roof slope across to the western side. This pitch will enable better use of the loft space to provide further accommodation.

3.7 Alterations to the first floor landing area including removal of the existing spiral staircase will lead to the installation of a new traditional staircase giving better access to the new loft space where two new Bedrooms, Bathroom and home Office/ Prayer Room are laid out.

3.8 All new windows in the heightened western wall of the house serve three En-suite Bathrooms, these windows will be high level and obscure glazed, opening casements will be top hung and they will also be fitted with restriction stays preventing them from opening more than 200mm from the vertical plane. Both these measures will ensure there will be no over-looking or loss of privacy to the adjoining house. Similarly, although serving the two new Bedrooms in the loft space the dormer windows looking westward will also be obscure glazed.

4.0 The drawings include suitable roof plans showing both the original layout and the new proposed layout. The proposals will have no affect upon existing parking provisions or means of access/egress.

5.0 CONCLUSION

5.1 The proposed works are of a type and scale consistent with that of adjoining and surrounding properties in the area and the applicant would contend that the works result in a more pleasing visual appearance to the house that further enhances the immediate and local area. The proposed changes are particularly important in reducing the dominant effect on the applicants property caused by the replacement dwelling, Santana, immediately next door to the west.

5.2 The proposed works will have little adverse impact upon neighbouring properties the frontage of which can only be viewed from Watling Street itself due to the high tree planted embankment that separates the narrow highway from the main A2 trunk road.

5.3 The applicant is happy to engage with the Council on any areas of doubt or concern but hopes the current scheme will receive Council support and approval in a timely manner.