

DESIGN & ACCESS STATEMENT

**Land rear of 29 and 31 Manor Road,
Sole Street, Cobham, Gravesend. DA13 7HG**

Job ref. 5453



Fig. 001 - proposed block plan

March 2025

Introduction

This planning application is for the erection of 2no. detached 4-bed houses on land rear of no's 29 and 31 Manor Road, Sole Street, Cobham.

Documents

This document is to be read in conjunction with the following drawings:

- DAC Architects - Drawings: D-01, D-02, D-03, D-04

Planning History

31 Manor Road:

[Erection of railings around existing first floor sun terrace.](#)

Ref. No: 20150825 | Status: Application Permitted

[Erection of two storey side extension to form garage, utility room and boiler room at ground floor level with two bedrooms and en-suite bathroom at first floor level; construction of dormer extension in existing rear roof slope and conversion of roof space into bedroom and bathroom/w.c incorporating two no. front dormer windows and replacement of existing rear dormer window.](#)

Ref. No: 20060962 | Status: Application Permitted

[Erection of two storey side extension incorporating roof extension and construction of dormer window in proposed front roof slope to form a garage, utility room and boiler room at ground floor level with two bedrooms, additional room and ensuite bathroom/wc at first floor level.](#)

Ref. No: 20050713 | Status: Application Refused

[Erection of single storey extension at rear to form kitchen bathroom and enlargement of lounge diner](#)

Ref. No: 19750119 | Status: Application Permitted

29 Manor Road:

[Erection of a conservatory at the rear.](#)

Ref. No: 20030932 | Status: Application Permitted

The Site

The application site is approximately 0.26 and is made up of land in the ownership of the applicant at no.29 and no.31 Manor Road.

The site is situated on the south side of Manor Road, close to the junction with Baker Close.

To the south of the site is the railway line (Chatham Main Line) which runs east-west. Sole Station is a 2min walk (0.3miles) from the site.

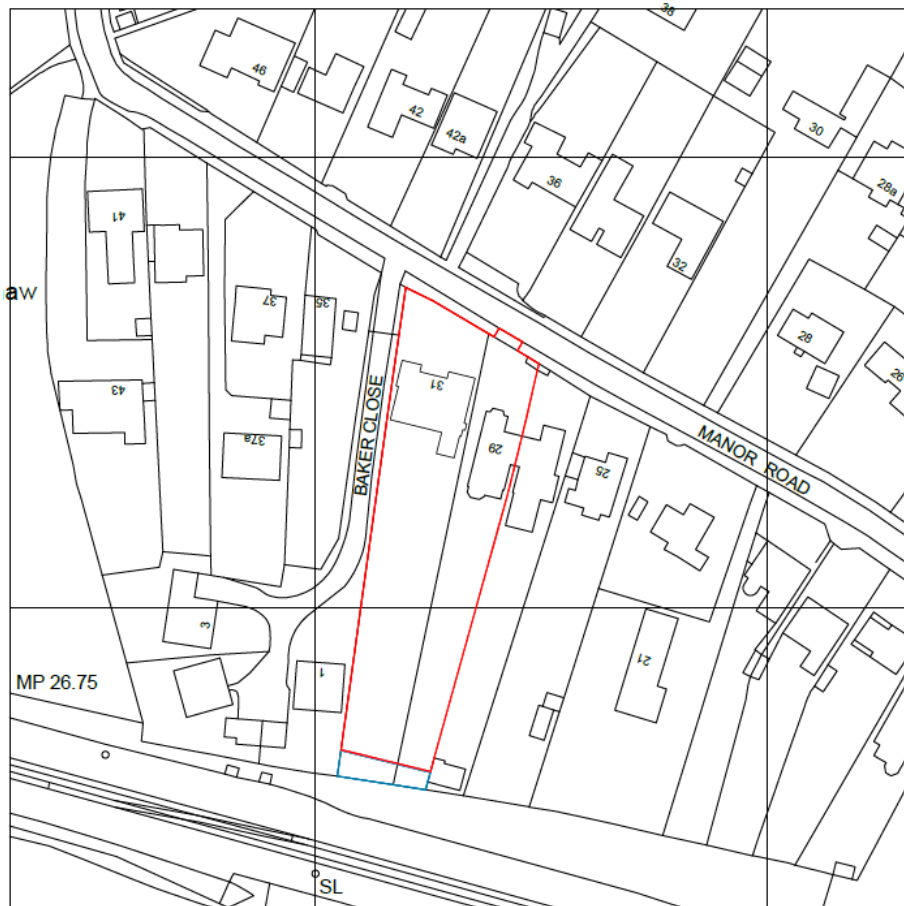


Fig 002 - site location plan

Site Context



Fig 003 – no.29 Manor Road



Fig 004 – no.31 Manor Road

Flooding

The site is within flood zone 1: an area with a low probability of flooding. The site also has a low / very low risk of surface water flooding.



Fig 005 - flood map indicating the site outlined in red

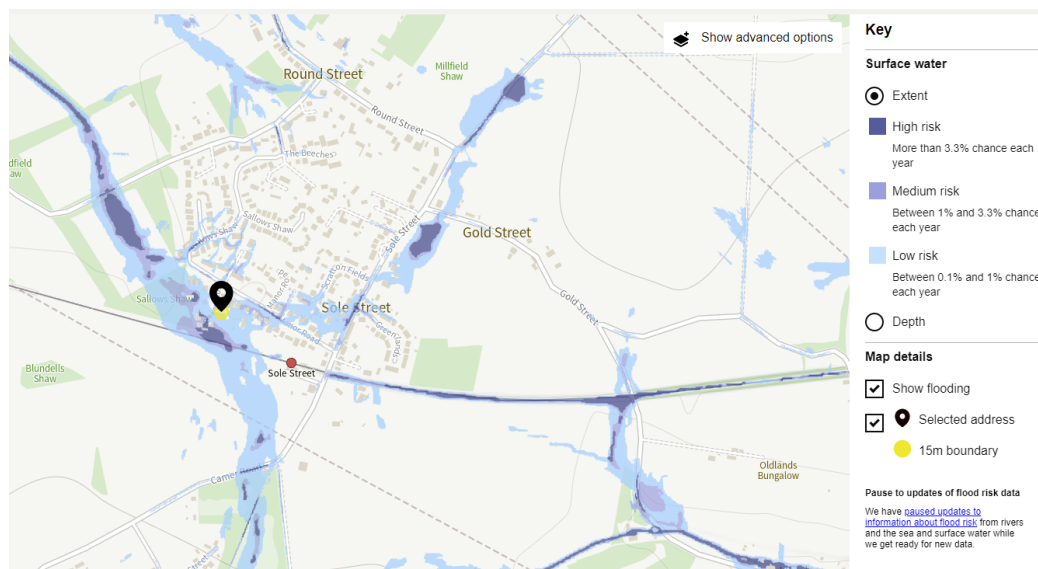


Fig 006 - surface water flood map

The Proposal

The planning proposal is for the erection of 2[no] 4-bed detached houses on land rear of no's 29 and 31 Manor Road, Sole Street, Cobham.

The proposal includes the demolition of some minor lean-to structures at no.29, in order to create an access drive between no. 29 and no.30, from Manor Road



Fig 007 - site plan of proposed development at Manor Road (not to scale)



Fig - 008 'street elevation' / site section (not to scale)



Fig 009 – To be demolished: lean-to structures at the side of no.29 Manor Road

The removal of these lean-to structures will enable sufficient width for the creation of an access drive to the 2 new dwellings at the rear of the site. The driveway will be 3.7m wide (reduced to approx..3.5m at a pinch point) and is therefore suitable for refuse, delivery and emergency service vehicles. A turning head is provided at the rear of the site, in front of the 2 new dwellings.

Privacy Amenity and Overlooking

The proposed houses have been set far back from the existing dwellings at no. 29 and no. 31 Manor Road. There will be little to no impact on the privacy enjoyed by these properties. Both existing properties will maintain substantial rear gardens, appropriate for the size of each dwelling.

The 2 proposed new houses will also be provided with appropriate amenity, with decent rear gardens a minimum depth of 12m to the rear boundary. There are no windows proposed in the flank elevations capable of overlooking the properties to the west at Baker Close, or to the east at no.25 Manor Road. The railway lies to the south of the site.

We consider that all properties sit well within the site and are provided with good access and amenity areas and create no issues of overlooking.

Biodiversity

The site will be well planted with local species to encourage biodiversity, and hard-surfaces will be permeable to surface water. Plot boundaries will be enclosed generally by 1.8m high close-boarded fence.

With regards to biodiversity net gain, a 'custom build and self-build delivery statement' has been submitted with this application.

Design character and appearance

The proposed dwellings exceed Nationally Described Space Standards. Each property provides 4 [no]. bedrooms, and living spaces capable of providing current and future occupants with flexibility for potential changes in lifestyle; such as home working.

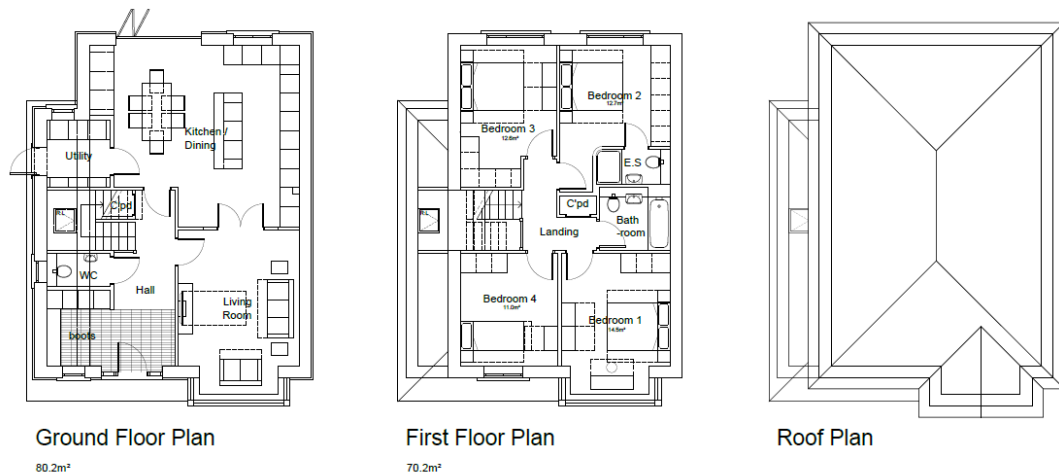
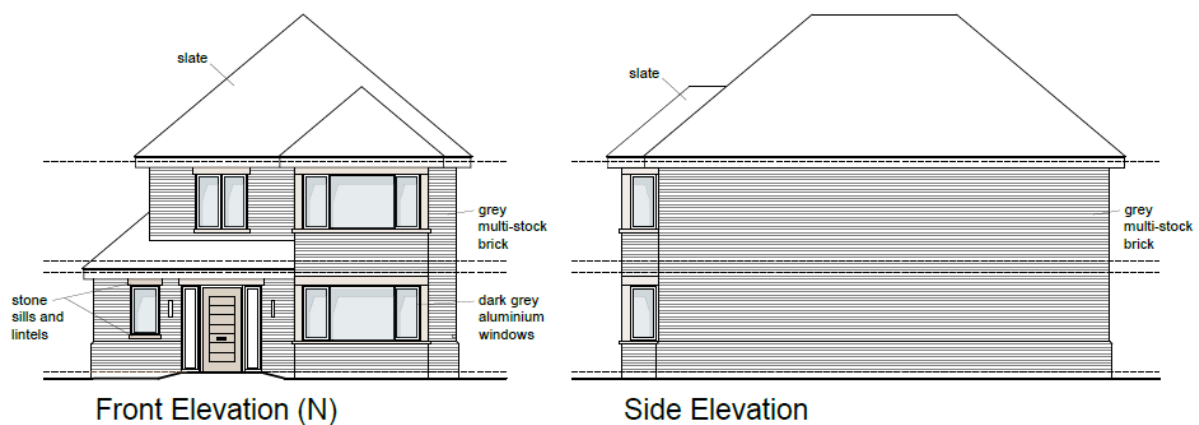


Fig 010 – Proposed Floor Plans



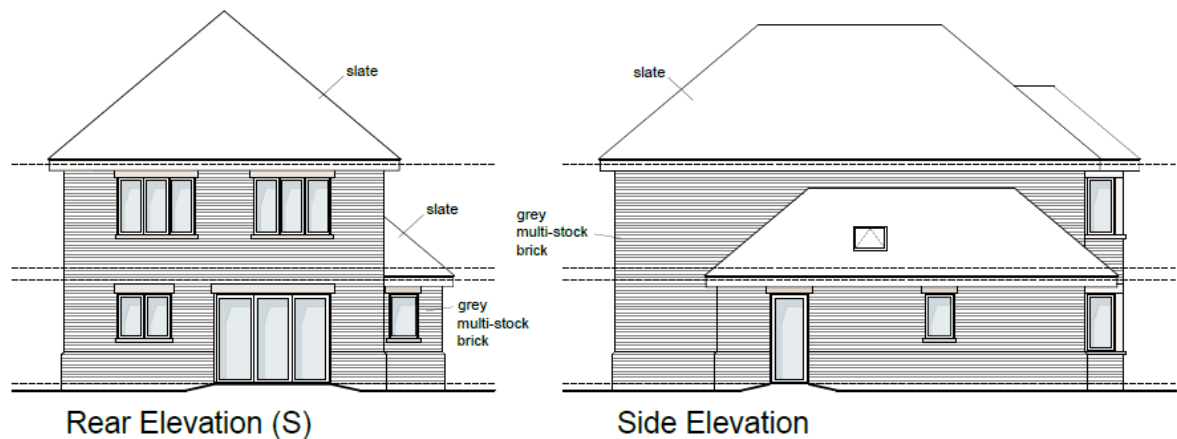


Fig 011 – Proposed Elevations

Manor Road is varied in its street scene, made up of small bungalows, chalet bungalows and substantial two-storey houses. The development will be set behind the existing houses so will not impact upon street scene.

The elevations (above) indicate the appearance of the proposed dwellings; using quality traditional materials in a modern vernacular.

The properties have been designed to minimise the massing of the buildings, with fully-hipped roofs to reduce bulk and scale.

The following materials are proposed:

External Walls: Grey Multi-Stock Facing Brickwork

Roof: Slates

Windows and Doors: Dark grey Aluminium windows and doors and timber composite front doors

Hard-surfaces: Permeable paving, mix of grey and natural tones

The proposed houses will be designed using a fabric first approach with regards to energy consumption and this outline proposal allows for well insulated walls and roofs. In addition to this the proposal will utilise energy efficient mechanical and electrical systems to reduce demand for non-renewable energy sources.

High speed broadband services will be provided to each dwelling as a requirement of the Building Regulations and to accommodate changing needs and evolving technologies.

Services and Community Facilities

The site is short walk from a range of community facilities including Sole Street Railway Station, The Railway Inn, Newsagents / Off License and Convenience Store 'The Little Shop', and Saint Mary's Church Room.

Accessibility and Public Transport

Bus:

The nearest bus stop is on Camer Road, opposite The Railway Inn. The 416 bus provides a service from Meopham, through Cobham and Shorne villages, to Gravesend Town Centre.

Train:

The nearest train station is Sole Street. It is a 6-minute walk from the site (0.3 miles). Trains to London Victoria run every hour and the journey time is less than 1 hour. The site is ideal for commuters.

Highways and Parking

Car:

The site is well situated for easy access to the A2 and M20 / M25.

Parking:

There is no proposed change to car parking arrangements at either of the existing dwellings (no. 29 and no.30), although access to no.29 will now be via the new access drive rather than directly from Manor Road.

For the two new dwellings, 6no. parking spaces are proposed in total, providing 3no. car parking spaces (including 1no. disabled space) for each dwelling. A minimum of 1no. electric vehicle charging point will also be provided for each new dwelling.

Cycling:

Secure storage for a minimum of 4no. cycles are to be provided for each dwelling with secure bike lockers and shed provision for each plot.

Drainage

Further details of Foul and Surface Water Drainage Strategy including SUD details to be provided as the technical stage of the project is developed.

Refuse and Recycling

General waste, recycling and food waste bins to be located in private rear gardens and collected in accordance with existing local collection arrangements.

Conclusion

The site is in a sustainable location, with ideal rail links and convenient access to community facilities within short walking distance.

The properties have been thoughtfully designed and positioned to minimise bulk and scale and potential issues of overlooking. No significant adverse effects will result from the development.

We believe the proposal makes good use of the available land and will provide modern, well connected family accommodation, that will be fully compliant with up-to-date building regulations requirements; thus, providing a very high standard of reduced energy consumption. The development will have a greatly mitigated impact on the surrounding area and will not adversely affect neighbouring properties.

Accordingly, we respectfully request that approval of this application be allowed.

If you require any additional information or have any specific queries with regard to this application, please do not hesitate in contacting us.

DAC Architects.