

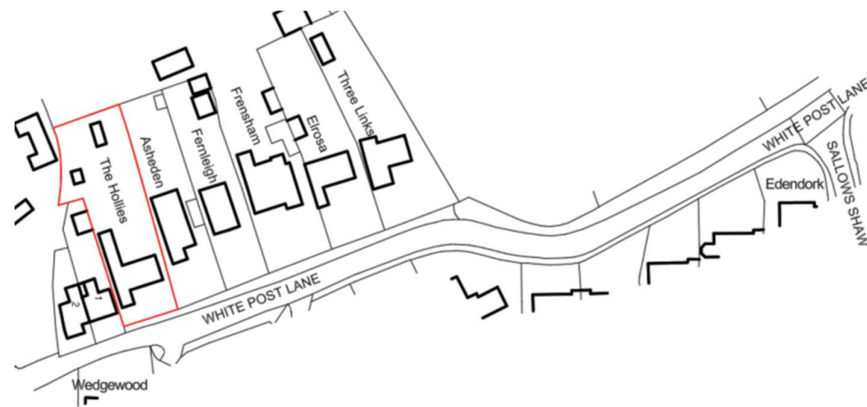
## **Householder Planning Application Design and Access Statement** **The Hollies, White Post Lane, Sole St, Gravesend DA13 9AX**

### **Description of Development:**

Layout improvements to Ground & First Floors floor including: new front door set, removal of one chimney, flipping the staircase position and insertion of 2 rooflights, removal of some side facing windows, and new doors out to the garden. General replacement to all windows to more thermally efficient units.

### **Location**

The existing house is a two-storey semi-detached dwelling located on the Northern side of White Post Lane. The house is located within the Metropolitan Green Belt.



### **Applicants' Need**

There are inadequacies in the house as it exists:

- Poorly arranged and insufficient kitchen & dining provision for a modern family
- Poor relationship between the house and its garden
- Poor interior light quality in the living spaces, appears dark during the day
- Poorly arranged former annexe, Utility & downstairs WC/shower provision.
- Poorly laid out WC / bathroom provision

The proposal seeks to rationalise the arrangement within the house, improved to provide better flow between spaces, and better daylight within habitable areas, including the kitchen, and dining areas. The proposal provides a light and bright open-plan kitchen/living/dining area, which provides a better visual connection to the garden.

### **Relevant Planning Policy**

- Gravesham Local Plan Core Strategy (2014)
- CS01 – Sustainable Development
  - CS02 – Scale & Distribution of Development

- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

#### National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places

#### Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Householder Extensions/Alterations Design Guide (2021)

Relevant matters to this proposal are the potential impact of the development on;

- Design
- Amenity of Future Occupiers
- Amenity of neighbours

### Planning History & Principle

Erection of dwellinghouse

Ref. No: 19540435 | Status: Application Permitted

Erection of single storey residential annexe at the rear to form bedroom lounge dining room kitchen shower room wc and lobby and single storey front extension to enlarge existing garage

Ref. No: 19820251 | Status: Application Permitted

Lawful Development Certificate Proposed Use

Ref. No: 20260794 | Status: Application Under Consideration

The application is located within the Green Belt and as such Policy CS02 of the Gravesham Local Plan Core Strategy LPCS (2014) is relevant. Development in the urban area is prioritised as the sustainable location for development. In the rural area, Policy CS02 states that development will be supported within rural settlements that are inset from the Green Belt as defined on the policies map. Development outside those settlements, i.e. in the Green Belt, will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the LPCS.

There are 5 principle issues for consideration in this application:

1. *Is the proposed development appropriate in the Green Belt*
2. *The effect of the proposal on the openness of the Green Belt*
3. *Any very special circumstances?*
4. *Impact on the Landscape;*
5. *The effect on the character and appearance of the area; and*
6. *Other matters*

Our considerations to the above:

#### *1. Is the proposed development appropriate in the Green Belt?*

Gravesham Saved Policy C13 of the Gravesham Local Plan First Review (LPFR) (1994) which relates to extensions to dwellings in the countryside is the principal policy that is used in determining suitability. The applicants are reusing the former approved extension for the annexe and repurposing the space for how they wish to live in the house. This annexe was approved in 1982 under application 19820251.

The porch extension is submitted under a separate application and complies with Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. This application has no extensions, and therefore no impact upon the Green Belt can be said to occur. The Porch outline is shown as dotted to add context to this application.

*2. The effect of the proposal on the openness of the Green Belt*

The proposals do not increase the mass, volume or footprint of the house, therefore no impact upon the Green belt can occur.

*3. Any very special circumstances?*

There are no particular circumstances relevant to this proposal.

*4. Impact on the Landscape;*

The proposals do not increase the mass, volume or footprint of the house, all new window/ door face the garden of the house, and none face the wider Landscape, therefore no negative impact upon the Landscape can occur.

*5. The effect on the character and appearance of the area; and*

The proposals do not increase the mass, volume or footprint of the house, all new window/ door face the garden of the house, and none face the wider area, therefore no negative impact upon the area the can occur.

*6. Other matters*

There are no other matters relevant to this proposal.

**Design & Future Occupiers Amenity**

In layout terms, the proposed alterations result in a vastly improved arrangement - allowing for a new an open-plan kitchen, living and dining space, and a new downstairs WC. The applicants recently purchased the house, and do not require an annexe but require additional living space (as a garden room), and more appropriately proportioned spaces for the Utility room and kitchen. The alterations to the annexe area removes the maze of doors and provides a simplified, and more useable, layout.

The idea is to integrate the house and garden so that there is a subtle interrelationship between inside and out. This is further emphasised, with generous glazing to the rear including full height glazing within the ground floor open plan area. There is a clear emphasis on maximising internal daylight.

**Inclusive Access**

The original building has poor inclusive access. The situation is improved by the inclusion of a more accessible Ground Floor WC, and improvements to the staircase layout. The new garden room doors and porch area can also be made to be wheelchair accessible in the event that this is required. This adaptability is vital to the longevity of the house to remain as the family home for years to come, and serve the need of any future occupiers.

**Neighbouring Amenity**

**Overshadowing**

No new floor area or extensions are proposed, therefore no additional overshadowing can occur.

**Privacy**

The only external alterations are:

- new bi-folding doors to the garden room,
- new access door to the Dog room
- replacement of dilapidated windows
- installation of rooflights

- removal of chimney
- blocking up side facing windows in like for like brickwork.

None of the above could negatively impact upon neighbouring residential amenity, and there is adequate screening from the neighbouring house in any case.

### Biodiversity Net Gain

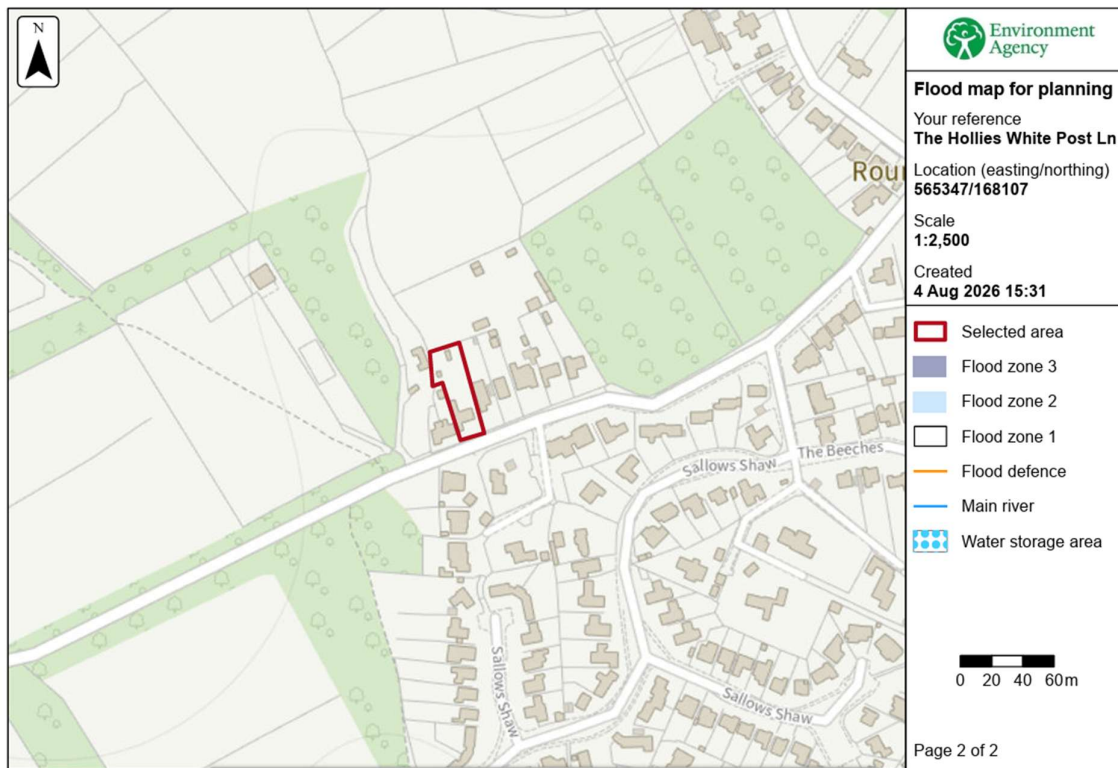
We consider this application exempt because the application is a householder application as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

### Trees

The proposal will not require the removal of any mature trees.

### Flooding Risk

The Environment Agency's Flood Map for the site indicates that the site is within Flood Zone 1, low risk from flooding.



## Conclusion

We are of the belief that the enclosed application should be advanced with officers' recommendation for approval given its suitability in line with policy.

