

PLANNING STATEMENT

Proposal: Demolition of Existing Rear Lean-To and Erection of Single-Storey Rear Extension (3.0m Depth)

Site Address: 39 Holly Bush Road, Gravesend, Kent, DA12 5QG



SCL DESIGN

EXPERT PLANNING, PRECISION DESIGN

1. Introduction

This Planning Statement has been prepared in support of a householder planning application for the demolition of an existing rear lean-to extension and the erection of a single-storey rear extension at 39 Holly Bush Road, Gravesend, DA12 5QG ("the Site").

The statement demonstrates how the proposal accords with national and local planning policy and guidance and confirms that the development represents an appropriate and sympathetic addition to the property that preserves neighbour amenity and the character of the surrounding area.

2. Site and Surroundings

The application site comprises a two-storey semi-detached dwelling located on the southern side of Holly Bush Road within an established residential area of Gravesend. The street is characterised by similar semi-detached and terraced dwellings, many of which have been extended at ground floor level to the rear.

The property currently has an existing rear lean-to structure of limited architectural quality. The structure appears lightweight and does not positively contribute to the appearance or function of the dwelling.

The site is not a listed building and does not lie within a Conservation Area. The surrounding context is entirely residential in nature.

3. The Proposed Development

The application seeks permission for:

- Demolition of the existing rear lean-to extension
- Construction of a single-storey rear extension extending 3.0 metres beyond the original rear wall

The extension will provide improved and more functional internal living accommodation for the household. The scale and design are modest and clearly subservient to the host dwelling.

4. Planning Policy Context

National Policy

The National Planning Policy Framework (NPPF) supports sustainable development and seeks to achieve well-designed places. Paragraphs relating to good design and amenity emphasise that development should function well, add to overall quality, and create places with a high standard of amenity for existing and future users.

The proposal aligns with these principles by improving residential living conditions without causing harm to neighbours or the local environment.

Local Planning Policy — Gravesham Borough Council

The development has been assessed against the following key policies and guidance:

- Core Strategy Policy CS19 – Development and Design Principles
- Core Strategy Policy CS18 – Climate Change
- Gravesham Householder Extensions and Alterations Design Guide SPD
- Relevant saved policies of the Local Plan First Review (where applicable)

These policies collectively require high-quality design that respects local character, protects residential amenity, and ensures development is proportionate and sympathetic.

5. Design and Character

Policy CS19 requires development to respond positively to local character and be well designed.

The proposed extension is:

- Modest in scale, extending only 3.0 metres beyond the original rear wall
- Single storey, ensuring it remains subordinate to the main dwelling
- Located to the rear, meaning it will not affect the character of the street scene
- Designed to match the existing property in materials and appearance

Rear extensions of comparable scale are common in the area, and the proposal reflects this established pattern of development.

6. Impact on Residential Amenity

The Gravesham SPD and Policy CS19 seek to ensure that extensions do not cause unacceptable harm to neighbouring occupiers.

The proposal has been carefully designed to avoid:

- Loss of daylight or sunlight
- Overbearing or overshadowing impacts
- Loss of privacy

A single-storey extension with a depth of 3.0m is well within the scale generally considered acceptable for semi-detached properties. The height and projection ensure the development will not appear dominant or intrusive when viewed from neighbouring gardens or windows.

No new side-facing windows are proposed that would result in overlooking.

Overall, the proposal preserves a high level of amenity for neighbouring residents.

7. Access and Parking

The proposal does not alter existing access arrangements to the property. Parking provision remains unchanged, and the development will not increase parking demand or impact highway safety.

8. Sustainability Considerations

In accordance with Core Strategy Policy CS18, the extension will be constructed in line with modern Building Regulations, improving thermal efficiency compared to the existing lean-to structure. This will contribute to reduced energy consumption and enhanced comfort for occupants.

Construction materials will be responsibly sourced where possible, and waste from demolition will be appropriately managed.

9. Conclusion

The proposed demolition of the existing rear lean-to and construction of a 3.0m deep single-storey rear extension represents a modest and well-designed form of development that:

- Complies with the National Planning Policy Framework
- Meets the requirements of Core Strategy Policy CS19 (Design and Amenity)
- Follows guidance within the Gravesham Householder Extensions SPD
- Protects the amenity of neighbouring occupiers
- Respects the character of the dwelling and surrounding area

The development is therefore considered acceptable in planning terms, and it is respectfully requested that planning permission be granted.