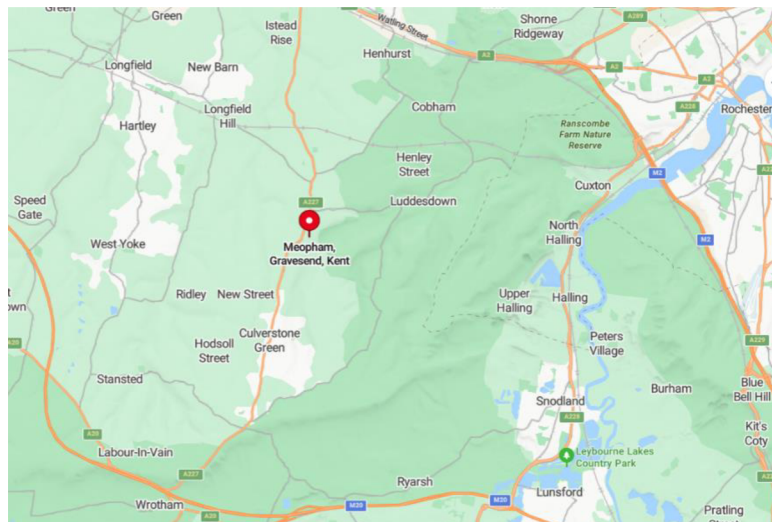
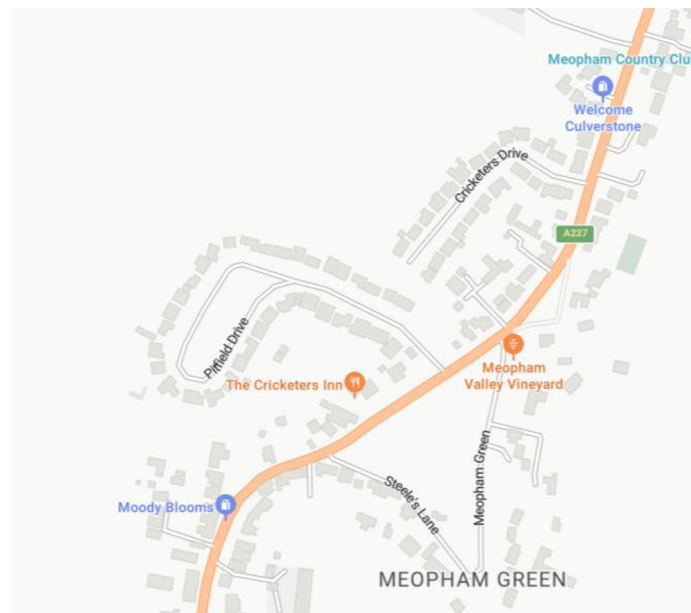


DESIGN & ACCESS STATEMENT

42 CRICKETERS DRIVE MEOPHAM DA13 0AX

THE SITE

The proposed site is within the Parish of Meopham and a designated landscape character area. The site is a two storey semi detached dwelling situated within a rural settlement that is inset from the greenbelt and is located towards the end of the Cul de sac, at 42 Cricketers Drive.



INTRODUCTION

This Design and Access Statement has been prepared by JG Designs on behalf of Mr & Mrs K Twardy of 42 Cricketers Drive, Meopham, DA13 0AX for a full planning application for erection of single storey side and rear wrap around extension.

This Statement addresses the previous GBC planning refusal and also takes into account and reflects the Planning Inspectorate comments and advice.

The statement sets out the main points of case in support of the proposed residential development, for which the description of development is as follows:

Erection of single storey side and rear wrap around extension.

RELEVANT PLANNING HISTORY

42 Cricketers Drive, Meopham

Ref: 20241081 Date: 21.01.2025

Erection of single storey side/rear extension and Loft conversion – Refused

42 Cricketers Drive, Meopham

Ref: APP/K2230/D/25/3360603 Date: 08.04.2025

Planning Appeal - Dismissed

Planning Granted at Neighbouring Properties:

18 Cricketers Drive, Meopham

Ref: 20231055 Date: 01.12.2023

Erection of single storey side/rear extension

31 & 33 Cricketers Drive Meopham

Ref: 20181098 Date: 17.05.2019

Erection of single storey rear, side and front extension to no. 31 and erection of a single storey side extension to no. 33.

28 Cricketers Drive Meopham

Ref: 20160834 Date: 03.01.2017

Erection of single storey rear and side extensions, alterations to existing hipped roof to form a gable end and construction of a dormer window in the rear roof slope. Extension to the existing driveway and vehicle access.

THE PROPOSED SITE & SURROUNDING AREA

The proposed site is within the Parish of Meopham situated within a rural settlement inset from the Green Belt and within a residential area, characterised by semi-detached houses of similar within the immediate street scene, with a number of the properties being extended over time. The site is located upon a rectangular shaped plot that is located towards the end of the Cul de Sac at 42 Cricketers Drive. The proposed property is a semi-detached hipped roof two storey dwelling with an existing dropped kerb, a crossover and a driveway to the side of the property.



Location Plan



Rear of No.40

No.42

No.44

No.46

SURROUNDING AREA PROPERTIES

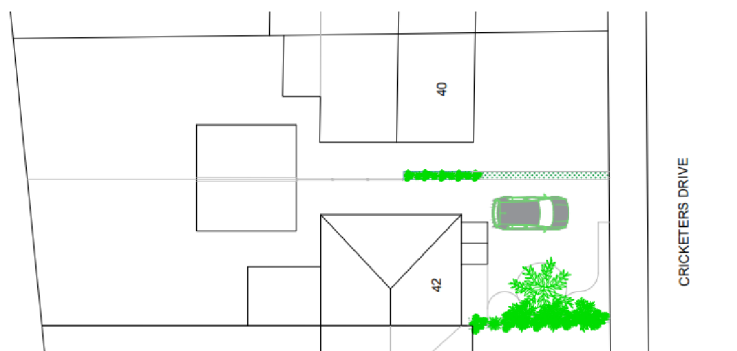
The street scene comprises mainly of semi-detached dwellings on a variety of plot sizes (see images below). Majority of the properties have had side and rear extensions as well as Loft conversions.



PLANNING PROPOSAL

Design, Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 126 of the NPPF 2021 states that good design is a key aspect of sustainable development. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.



The site is located upon a rectangular shaped plot that is located towards the end of the Cul de Sac. The proposed site, a semi-detached two storey dwelling has an existing dropped kerb, a crossover and a driveway to the side of the property leading to a previously demolished garage.

The adjoining property No.44 semi is gable fronted and the proposed property No.42 has a hipped roof. The neighbouring property at No.40 has a gable end roof.



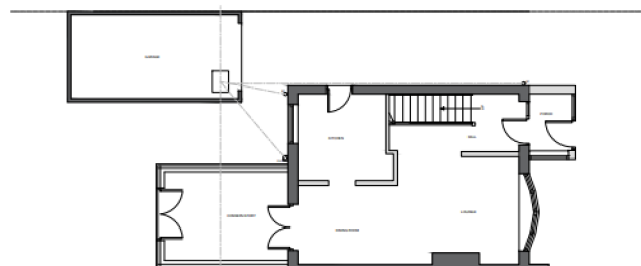
Front Elevation



Side Elevation



Rear Elevation



Existing Ground Floor Plan

SITE PROPOSAL

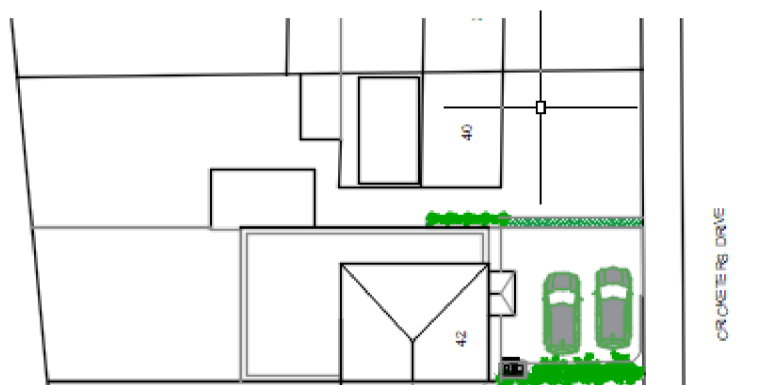
The proposed site is located in a village and the proposed development is within an existing residential curtilage.

The proposed development will be of a design and materials that will match with the existing building and those in the surrounding area.

The existing crossover will be extended and the front garden area hard landscaped with permeable material to provide parking for two additional vehicles mitigating the loss of the garage.

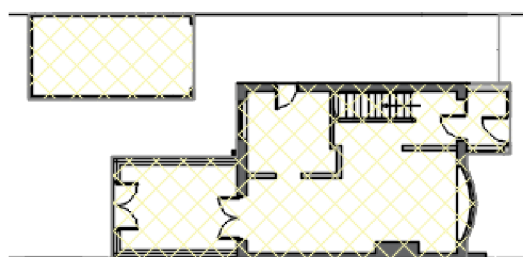
An electric charge point will be provided to the front of the property.

A new refuse bin area will also be provided for easy access.

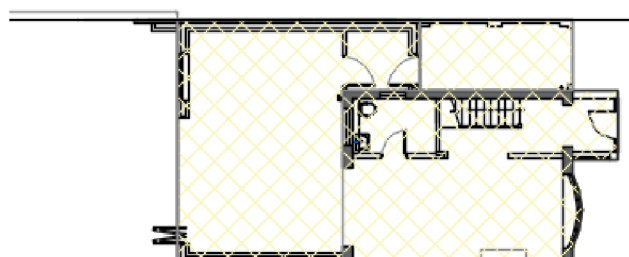


The existing property has an overall ground floor area of 57.4m² with a detached rear garage area of 14.6m² making a total build area of 72m².

The proposed appeal property will have an overall ground area of 91.6m² with an internal garage area of 11m² making a total of 102.6m².



Existing Ground Floor Area



Proposed Ground Floor Area

The proposal will result in an increase in the amount of built development at the site but overall, the proposed development will be appropriate in terms of location, design, size and scale and will not have an adverse impact on the character or appearance of existing building or the surrounding area.

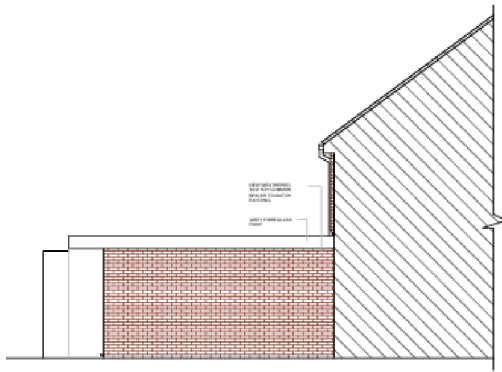
Therefore, the proposal will be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and the Householder Extensions/Alterations Design Guide SPD (2021) and paragraph 130 of the NPPF 2021.

PROPOSED DEVELOPMENT

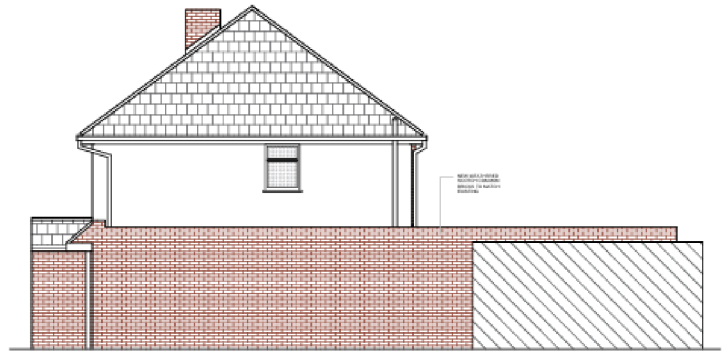


Front Elevation

Rear Elevation

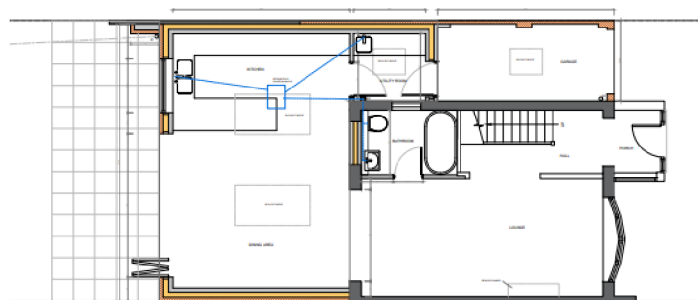


Side Elevation



Side Elevation

The proposed rear/side extension will wrap around the existing building with an integral garage space, resulting in an open plan lounge, kitchen / dining area, cloakroom and utility room. The proposed integral garage space will primarily be used for bicycle and windsurfing / paddle boards storage.



Proposed Ground Floor Plan

PROPOSED GROUND FLOOR EXTENSION

The proposed single storey side extension will be set back from the front porch and will be in line with the existing building. The existing front of building measures 5.6m in width and the proposed side extension measures 2.25m in width which is less than half of the existing dwelling.

The side extension element measures 2.8m in height to the flat roof and 3m in height to the top of the parapet / sloping front roof.

The rear part of the extension measures 5.3m in length from the existing dwelling and will measure 7.7m in width.

The rear element will not be highly visible from public vantage points. The flat roof, parapet wall design is a common design feature of single storey extensions in the neighbourhood and will not detract from the host property.

The original garage to the side/rear has since been demolished, but still exists at other properties within the street. As such the side extension will not appear out of keeping in the wider street scene and it will appear subservient to the existing building.

In terms of the new layout, the proposed development will comply with the Council's residential layout guidelines and the Technical Housing Standards and the Nationally Described Space Standards.

The proposed development will provide adequate levels of light, privacy and outlook and will be in line with Policy CS19 of the Core Strategy in respect of the living conditions for future occupants of the dwelling.

NEIGHBOURING AMENITY

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

The closest residential properties to the proposed site are adjoining semi-detached no.44 and No.40 Cricketers Drive, located to the south west and north east respectively.

No windows are proposed to be located in the side elevations of the proposed development and as such, there will be no adverse overlooking impacts to neither neighbouring dwellings.

No.40 Cricketers Drive shares the boundary with the proposed site and it is noted that there are several representations of objection to this development, in particular to the overshadowing impact. Due to the proximity of the proposed development and the orientation of the properties, the existing side windows at No.40 would experience some overshadowing impacts, however, as the extension at the highest point is only 3m in height, any overshadowing impact will be insignificant.

Overall, the proposed development will not be detrimental to the residential amenity of surrounding properties in terms of overshadowing, loss of light, outlook or privacy and will not have an overbearing impact and will be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and paragraph 130f of the NPPF (2021).

AMENITY OF FUTURE OCCUPIERS

The proposed development will retain sufficient rear garden area of 78m² and depth between 9.8 – 10.4 metres.

The proposal will result in the loss of an existing external access to the rear garden, but this will not be significantly detrimental to the living conditions of future occupiers and is a personal preference.

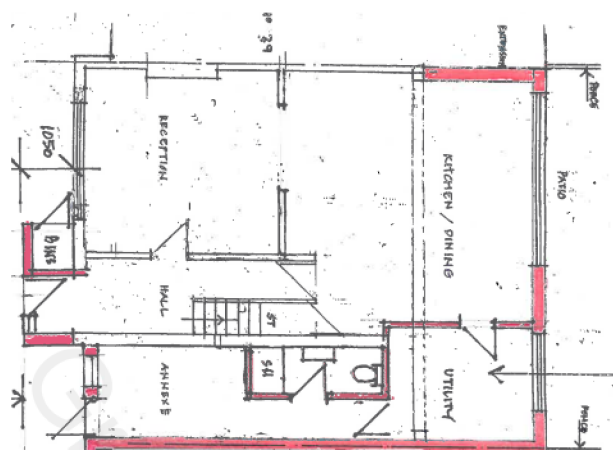
Overall, the proposal will not be detrimental to the amenity of future occupiers and will be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

EXAMPLES OF NEIGHBOURING DEVELOPMENTS

Examples of neighbouring properties with similar extension which have planning granted.

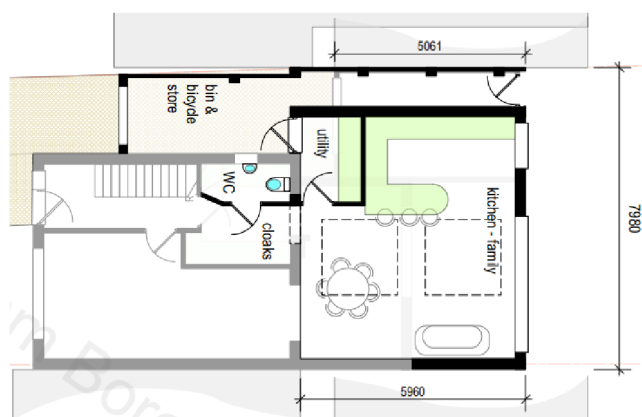
31 Cricketers Drive Meopham

Ref: 20181098 Date: 17.05.2019



28 Cricketers Drive Meopham

Ref: 20160834 Date: 03.01.2017



ANY OTHER MATERIAL PLANNING CONSIDERATIONS

Impact on the Landscape –

In addition to being inset from the Green Belt, the application site is located within Meopham Downs Landscape Character Area.

This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

Policy CS12 of Gravesham Core Strategy (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The proposed development will have no impact on the Meopham Downs Landscape Character Area as the property is located within the rural settlement.

CONCLUSION

The proposed development will deliver a modern home and provide an enhanced environment for now and in the future for modern family living in the borough.

The scheme will result in a sympathetic form of development which respects the street scene, sit comfortably within its plot and will result in a well-proportioned dwelling that will maintain the existing pattern of development – given its context.

The proposed development complies within Schedule 2, Part 1, Class B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

With regard to decision-taking, the NPPF advises that local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development and should look for solutions rather than problems. Decision takers at every level should seek to approve applications for sustainable development where possible (paragraphs 186 and 187).

The presumption in favour of sustainable development is the golden thread that runs through the NPPF.

One of the core principles of the NPPF given in paragraph 17 is that planning should not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.

The application has been fully considered, it addresses previous planning objections and reflects the Planning Inspectorate comments and is in accordance with local and national planning policy. Therefore it is recommended that permission is granted, subject to conditions.

