



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

**Rear and first-floor extensions: 10 Allens Mead,
Gravesend, DA12 2JB**

Planning Statement

**Written and prepared by Planning by Design
on Behalf of Ronke Bickersteth**

Introduction

Planning by Design has been instructed to act on behalf of the applicant, to submit a planning application for a rear and first-floor extension.

This statement provides a description of the proposed development together with an appraisal of the planning merits of the scheme in the context of relevant planning policies / guidance and material considerations.

For reasons identified in this statement, it is considered that based on planning policy and material considerations, the application proposals represent appropriate development and that permission ought to be granted.

Site Location

No.16 Allens Mead is a two storey detached dwelling, No.16 Allens Mead is a part of a modern residential development

The Proposed Development

The applicant seeks planning permission for the erection of front, rear and side extensions. The dimension of the proposed extensions are illustrated on the supporting submitted proposed layout and elevations.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning application to be determined in accordance with the development plan unless material considerations indicate otherwise.

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principle

National Planning Policy Framework (2021)

- Sections 2 & 12 – Achieving sustainable development and well-designed places

SPG2 - Residential Layout Guidelines (1996)

Assessment

Sustainable Development

Paragraph 11 of the NPPF advises that there is a presumption in favour of sustainable development and that development in accordance with the development plan should be granted without delay, unless material considerations indicate otherwise. It is necessary to consider the relevant issues and any material considerations before making a recommendation as to whether the proposal should be granted permission or refused.

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ii) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- iii) an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

For the reasons set out below, it is considered that the proposed change of use would achieve the above objectives.

Analysis

Design

The single storey rear extension has a depth of 3 metres and a width of 8.54 metres with a sloped roof. Windows and external bricks match the external finish on the property. The single storey extension has formed part of an enlarged kitchen.

The first-floor extension has a depth of 10.2 metres and a width of 2.91 metres with a pitched roof. Windows and external bricks match the external finish on the property. The extension has formed two new bedrooms and a bathroom.

In term of proposed design respects the character and appearance of the dwelling and the wider street scene. Therefore, it is considered the development complies with Policy CS19 of the LPCS 2014.

Amenity

The proposed dimensions comply with the Technical Housing Standards - Nationally Described Space Standards and residential layout guidelines. The dwelling has retained a sufficient rear garden space, in accordance with SPG2 Residential Layout Guidelines.

As such, in respect of the amenity of existing and future occupants the development doesn't cause any harm in this regard and comply with SPG2 Residential Layout Guidelines and Policy CS19 of the LPCS 2014.

In term of design the single storey rear extension and the garage conversion respect the character and appearance of the dwelling and the wider street scene. Therefore, it is considered the development complies with Policy CS19 of the LPCS 2014.

Conclusion

NPPF paragraph 2 confirms that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The proposed development is acceptable in terms of its appropriate design, scale and mass. The proposal will not cause any significant adverse impacts to the amenities of neighbouring properties or the character and appearance of the area. The proposed development is in accordance with the policies of the Development Plan. Accordingly, planning permission should be granted without delay.