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LOCAL OFFICE

CROWN HOUSE HOME GARDENS
DARTFORD
KENT
DA1 1DZ

Design and Access Statement

Prepared for:

Mr. A Wilmot

Application Site:

Winslow
Watling Street
Gravesend
DA12 5UD

Proposal :

Demolition of the existing dwelling and erection of a replacement dwelling with habitable loft accommodation, including rooflights, front porch and associated works.

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1 Introduction

This Design and Access Statement has been prepared in support of a full planning application for the redevelopment of Winslow, Watling Street, Gravesend, Kent (DA12 5UD). The proposal seeks planning permission for the demolition of the existing dwelling and the erection of a replacement dwelling with habitable loft accommodation, including rooflights, a front entrance porch and associated works.

Planning permission was previously granted by Gravesend Borough Council under application reference 20251131 for the erection of a first-floor extension and alterations to convert the existing bungalow into a two-storey family dwelling. Following the grant of planning permission, Building Regulations approval was obtained and construction works commenced in accordance with the approved drawings.

During the implementation of the approved development, unforeseen structural defects were identified within the existing building. These defects only became apparent once construction had commenced and the existing structure had been opened up for the approved works. Following further structural investigation, it was concluded that the existing building could not be safely retained or incorporated into the approved development. As a result, the approved construction strategy could no longer be implemented, making a replacement dwelling the only practical and structurally sound solution.

Importantly, this revised application does not seek to introduce a fundamentally different form of development. The principle of redeveloping the site to provide a larger family dwelling has already been established by the Local Planning Authority through the previous planning permission. The revised proposal has been carefully developed to closely follow the scale, footprint, proportions, massing and architectural character of the approved scheme, whilst responding to the unforeseen structural conditions encountered during construction.

The proposal also incorporates a modest enhancement through the introduction of habitable accommodation within the roof space. This additional accommodation is contained entirely within the roof form and is served by flush-fitting conservation style rooflights, avoiding the need for dormer extensions and ensuring that the overall appearance of the dwelling remains sympathetic to both the previously approved design and the surrounding residential character.

This statement explains the site context, planning history, the circumstances leading to the revised application, and the design principles that have informed the proposal. It demonstrates that the

revised development remains consistent with the planning principles previously accepted by the Local Planning Authority whilst delivering a safe, durable, high-quality and energy-efficient family home that accords with the relevant policies of the Gravesham Local Plan Core Strategy, the National Planning Policy Framework and other material planning considerations.



Figure 1. Site Location Map 2025



Figure 2. View From the back of the existing building (former front)



Figure 3. View from the front of the building (former back)

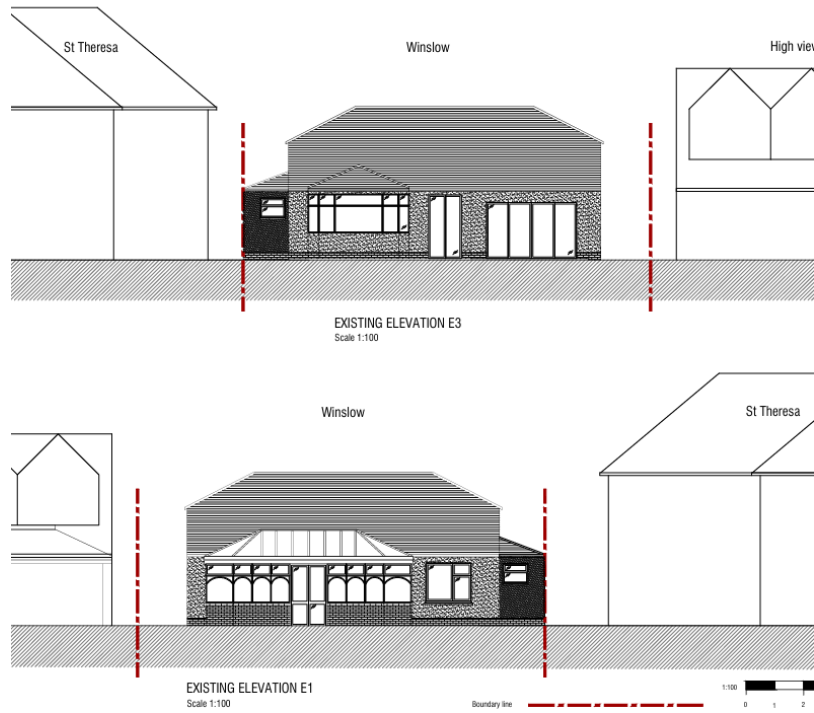


Figure 4. Front And Rear of Existing Building

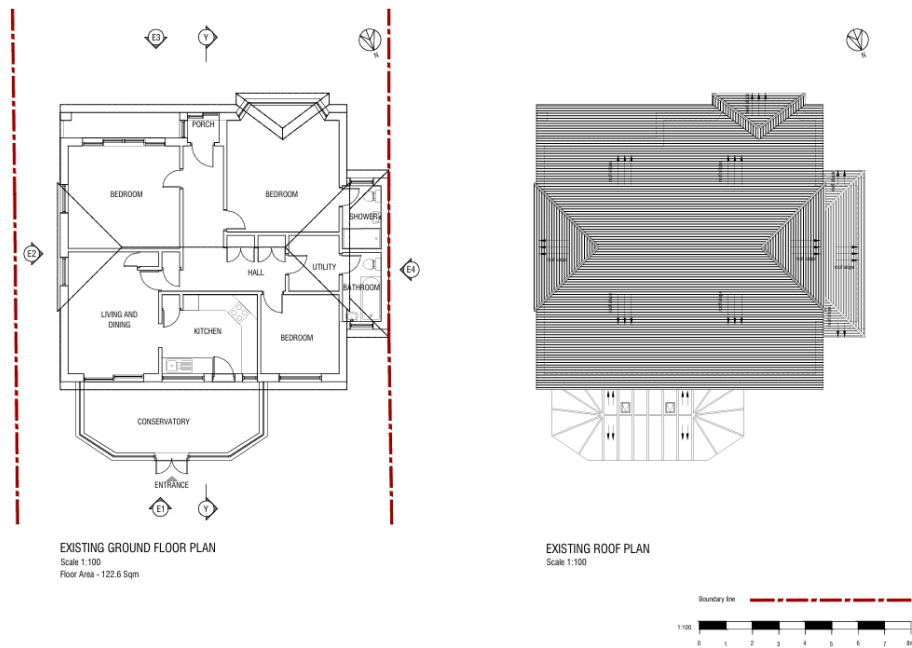


Figure 5. Existing Floor Plans

2 Site and Planning History

The application site comprises *Winslow*, a detached dwelling located on Watling Street, Gravesend, Kent (DA12 5UD). The property occupies a generous residential plot and is accessed from Sheldon Heights to the north.

The dwelling was originally constructed as a single-storey bungalow and historically took access directly from Watling Street. Following the construction and subsequent improvement of the A2 and associated highway works, the original access arrangements were altered and the property's principal vehicular access was redirected to Sheldon Heights. Consequently, the original rear elevation now functions as the principal frontage to the dwelling.

The surrounding area is predominantly residential in character and comprises a mixture of detached dwellings of varying ages, sizes and architectural styles. Whilst the application property remained one of the few single-storey bungalows within the immediate area, many neighbouring properties have been extended, remodelled or replaced over time to provide larger two-storey family homes. The site therefore sits comfortably within an established pattern of residential development that has evolved over many years.

Planning permission was granted by Gravesham Borough Council under application reference **20251131** on **30 December 2025** for the following development:

"Erection of first floor extension and alterations to form a two-storey dwelling, including a 1 metre front extension and entrance porch."

In determining that application, the Local Planning Authority concluded that the proposal represented an appropriate form of residential development and that it would preserve the character and appearance of the area whilst safeguarding the amenities of neighbouring occupiers. The proposal was considered acceptable in terms of its scale, design, massing, appearance, relationship with neighbouring properties, highway access and parking provision.

Accordingly, the principle of redeveloping the site to provide a larger family dwelling has already been established through the previous planning permission. The Local Planning Authority has therefore already accepted the fundamental planning considerations relating to the development, including its overall form, scale, design approach and relationship with the surrounding area.

Following the grant of planning permission, Building Regulations approval was obtained and construction works commenced in accordance with the approved drawings. During the implementation of the approved development, unforeseen structural conditions were identified that significantly affected the viability of retaining the existing building. These circumstances are explained in the following chapter and form the basis of the current planning application.

It is important to note that this application does not seek to revisit the planning principles previously accepted by the Local Planning Authority. Instead, it seeks permission for a replacement dwelling that closely reflects the approved scheme whilst responding to the structural conditions encountered during construction, thereby ensuring that the development can be completed safely and in accordance with current Building Regulations and structural design standards.

Summary of the Revised Proposal

Item	Previously Approved Scheme	Revised Proposal
Planning Status	Approved (Ref. 20251131)	Revised Full Planning Application
Existing Structure	Retained	Replacement dwelling
Overall Scale	Two-storey dwelling	Similar two-storey dwelling with habitable loft
Footprint	Approved	Unchanged
Height	Approved	Comparable to approved scheme
Roof Form	Pitched roof	Same pitched roof with flush conservation roof-lights
Parking	3 spaces	3 spaces retained
Cycle Storage	Not proposed	Secure cycle storage provided
Drainage	Existing connections	Existing connections retained



Figure 6. Areal Images from 1960 showing the access road towards the south from Watling Street



Figure 7. Areal Images from 1990 showing the access road towards the north from Sheldon Heights from the north with the A2 Highways



Figure 8. Recent images showing the slip road towards the south.



TQ67SE - A
 Surveyed / Revised: 1860 to 1961, Published: 1961
 Size: map 47-50 x 47-50 cm (ca. 19 x 20 inches), on sheet ca. 68 x 58 cm (27 x 23 inches)

National Grid maps, 1944-1974

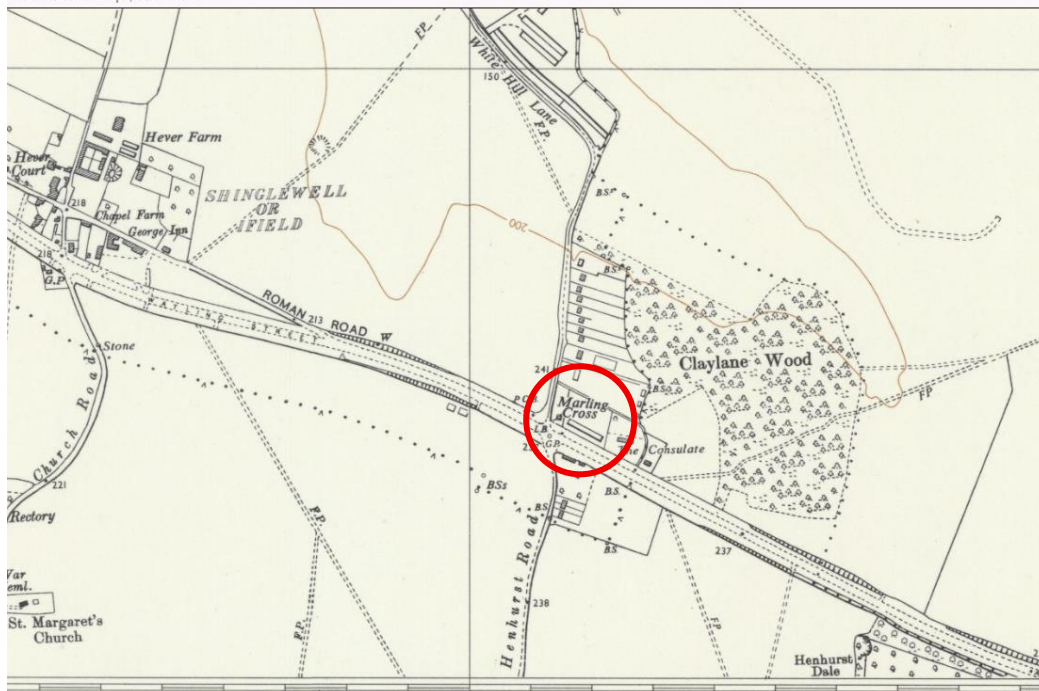


Figure 9. Ordnance Survey 1961

TQ6670-TQ6770 - AA
 Revised: 1962, Published: 1964
 Size: map 40 x 80 cm (16 x 32 inches), on sheet ca. 56 x 96 cm (ca. 22 x 38 inches)

National Grid maps, 1944-1974

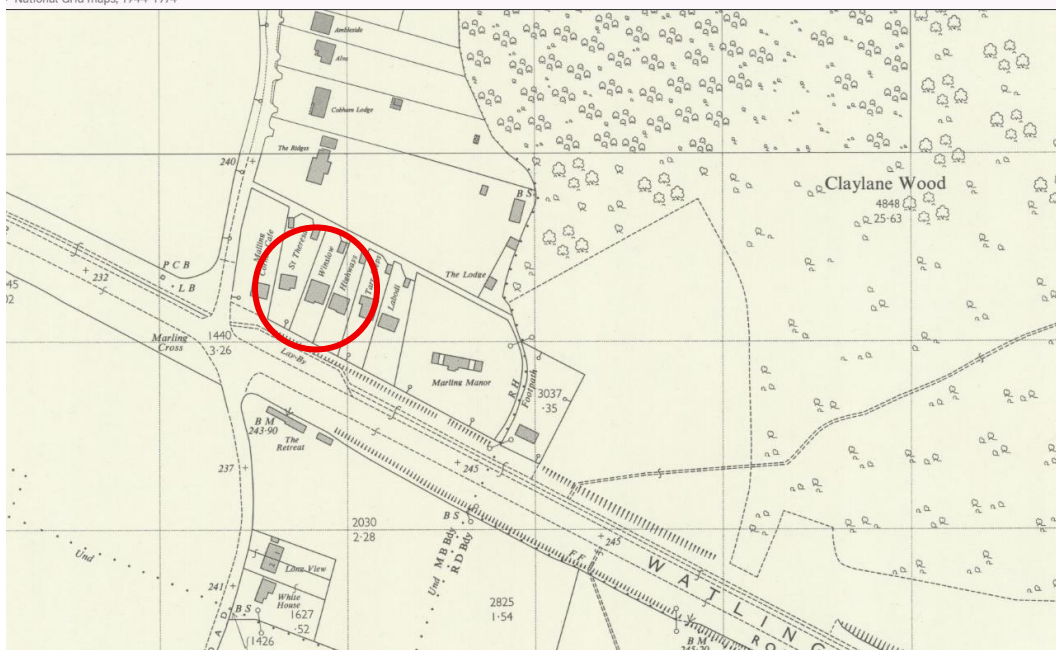


Figure 10. Ordnance Survey 1961

3 Background to the Revised Application

Approved Development

Planning permission was granted under application reference **20251131** for the erection of a first-floor extension and alterations to convert the existing bungalow into a two-storey family dwelling. Following the grant of planning permission, Building Regulations approval was subsequently obtained, enabling construction works to commence in accordance with the approved drawings.

The approved proposal was based on retaining the existing structural shell of the bungalow while constructing the new first-floor accommodation above. At the time of preparing both the planning and Building Regulations submissions, there was no evidence to indicate that the existing building could not be retained and incorporated into the approved development.

Preliminary Site Investigation

Prior to commencing the main construction works, trial excavations were undertaken around the existing dwelling to establish the depth and construction of the existing foundations. These investigations formed part of the structural assessment and were required to enable the structural engineer to design the new foundation arrangement for the proposed extension whilst assessing the suitability of the existing structure for retention.

The trial pits revealed that the existing dwelling was founded on relatively shallow strip foundations. Although these foundations had adequately supported the original single-storey bungalow, their construction raised concerns regarding their suitability for supporting the additional structural loading associated with the approved two-storey development.

These findings prompted further investigation of the existing building as the construction works progressed.



Figure 11. Trial excavation exposing the existing shallow strip foundation during the structural investigation



Figure 12. Trial excavation exposing the existing shallow strip foundation during the structural investigation

Construction Works and Structural Investigation

Following the preliminary investigations, construction proceeded in accordance with the approved planning permission and Building Regulations approval.

As part of the approved sequence of works, the existing roof covering and roof structure were removed to facilitate construction of the new first floor and to expose the existing structure for further assessment.

Once the existing building had been opened up, previously concealed structural defects became evident. Significant cracking and movement developed within the existing masonry walls, particularly around window openings and at wall junctions. Cracks extended through both the rendered finish and the underlying masonry, with separation occurring in several locations.

As the works progressed, the existing ground floor construction was also exposed and assessed. It was found to comprise approximately **75mm of mass concrete**, which had deteriorated significantly over time. During the construction process, the slab began to crumble and was considered unsuitable for retention within the proposed development.

The combination of the shallow existing foundations, deteriorated floor construction and structural movement within the walls demonstrated that the original building was not capable of safely supporting the approved development.

Structural Assessment

The conditions encountered during the construction works were reviewed by the project structural engineer. Following assessment of the existing foundations, masonry walls and floor construction, it was concluded that the existing building could not be safely retained or incorporated into the approved development.

Importantly, these defects were not apparent prior to the commencement of the approved works. They only became evident following the trial excavations and the subsequent opening up of the existing building during construction.

Collectively, the structural condition of the existing dwelling demonstrated that retaining the building would not provide a safe, durable or compliant basis for the approved development. Demolition of the remaining structure and the construction of a replacement dwelling therefore became the only practical and structurally sound solution.

The Revised Proposal.

The revised proposal has been prepared directly in response to the structural conditions encountered during the implementation of the approved development.

Importantly, this application does not seek to alter the planning principles already accepted by the Local Planning Authority. The replacement dwelling has been designed to closely follow the approved scale, footprint, proportions, roof form and architectural character.

The only notable enhancement is the inclusion of habitable accommodation within the roof space. This has been achieved entirely within the approved roof form through the use of flush-fitting conservation-style rooflights, avoiding dormer extensions and ensuring that the external appearance remains sympathetic to both the previously approved design and the surrounding residential character.

Accordingly, the revised proposal enables the development to be completed safely whilst maintaining the planning principles previously accepted under planning permission reference **20251131**.

Photographic Evidence

The photographs below illustrate the structural conditions encountered during the implementation of the approved development.

The images show the trial excavations undertaken to assess the existing foundations, the structural movement and cracking that became evident within the masonry walls during construction, and the condition of the building following the removal of the roof structure.

Together, the photographic evidence supports the structural engineer's conclusion that the existing dwelling could not be safely retained and demonstrates why the replacement dwelling has become necessary.



Figure 13. Separation and cracking through the external wall and brickwork, demonstrating structural movement.



Figure 14. Significant structural cracking and movement to the external masonry wall identified during construction



Figure 15. Walls Starting to Shift and Move During Construction



Figure 16. Existing dwelling following removal of the roof structure in accordance with the approved works

Collectively, these conditions demonstrated that retaining the existing structure was neither technically practical nor capable of providing a safe and compliant basis for the approved development

4 The Proposal

The proposal comprises the erection of a replacement detached family dwelling following the demolition of the existing structurally unsound building. The replacement dwelling has been carefully designed to closely reflect the scale, footprint, proportions and architectural character of the development previously approved under planning permission reference 20251131.

The overall form of the dwelling has been retained to ensure that the development continues to sit comfortably within the established street scene and respects the character of the surrounding residential area. The proposal does not seek to introduce a significantly different building; rather, it provides a safe and modern replacement dwelling that closely follows the design principles previously accepted by the Local Planning Authority.

The ground floor has been designed to provide spacious and functional family living accommodation, comprising an open-plan kitchen, dining and living area with direct access to the rear garden. A separate lounge, utility room, WC and study provide flexible accommodation suitable for modern family living and home working.

The first floor accommodates the principal bedrooms, including a master bedroom with en-suite facilities, additional family bedrooms and a family bathroom. The internal layout has been carefully arranged to maximise natural light, circulation and the efficient use of space whilst maintaining a practical layout for long-term family occupation.

A modest enhancement to the previously approved scheme has been achieved through the introduction of habitable accommodation within the roof space. This additional accommodation has been accommodated entirely within the existing roof form and is served by flush-fitting conservation-style rooflights. No dormer extensions are proposed, ensuring that the roof profile remains simple and that the additional accommodation has minimal impact on the external appearance of the dwelling.

The proposed external materials comprise facing brickwork, smooth render, clay roof tiles and white uPVC windows and doors. These materials closely reflect those previously approved and are consistent with the palette of materials found within the surrounding residential area.

Schedule of Accommodation

Description	Floor Area
Existing Dwelling	122.6 m ²
Proposed Ground Floor	102.0 m ²
Proposed First Floor	89.0 m ²
Proposed Habitable Loft	31.0 m ²
Total Proposed Gross Internal Floor Area	222.0 m²

The proposed replacement dwelling provides a total gross internal floor area of approximately 222.m². Whilst the internal accommodation has been enhanced to provide a high-quality family home, the external scale and massing remain closely aligned with the previously approved development. The additional accommodation has been achieved through the efficient use of the roof space rather than by significantly increasing the building footprint or overall height.

Accordingly, the revised proposal maintains the design principles previously accepted by the Local Planning Authority whilst delivering a structurally sound, energy-efficient and future-proof family dwelling designed to meet the long-term needs of the applicant and their family.

Comparison with the Approved Scheme

Item	Approved Scheme	Revised Proposal
Development	Extension and alterations to existing bungalow	Replacement dwelling
External Scale	Approved	Comparable
Building Footprint	Approved	Unchanged
Roof Form	Pitched roof	Same pitched roof with rooflights only
Dormers	None	None
Parking	3 spaces	3 spaces retained
Cycle Storage	Not proposed	Secure cycle storage provided
Heating	Conventional	Air source heat pump

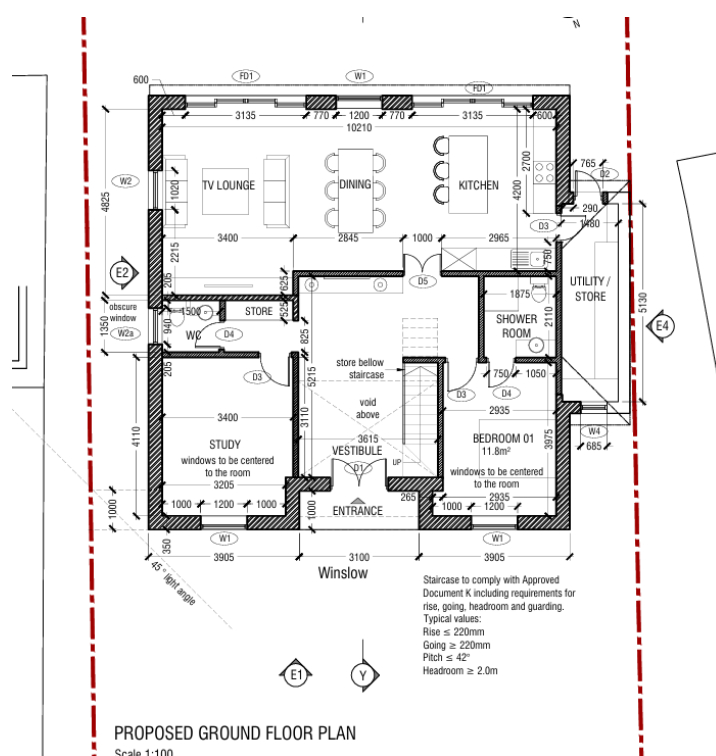


Figure 17. Proposed ground floor Plan

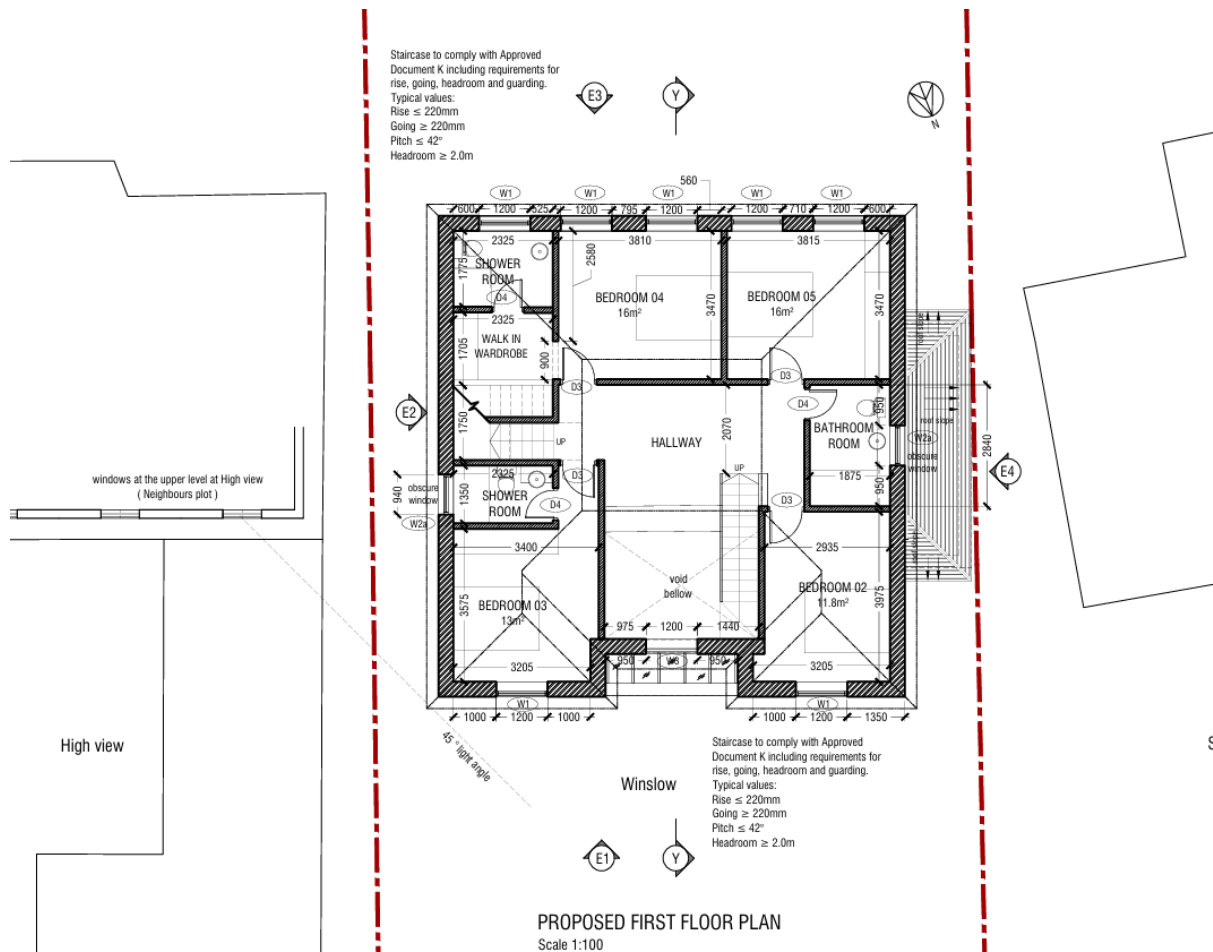
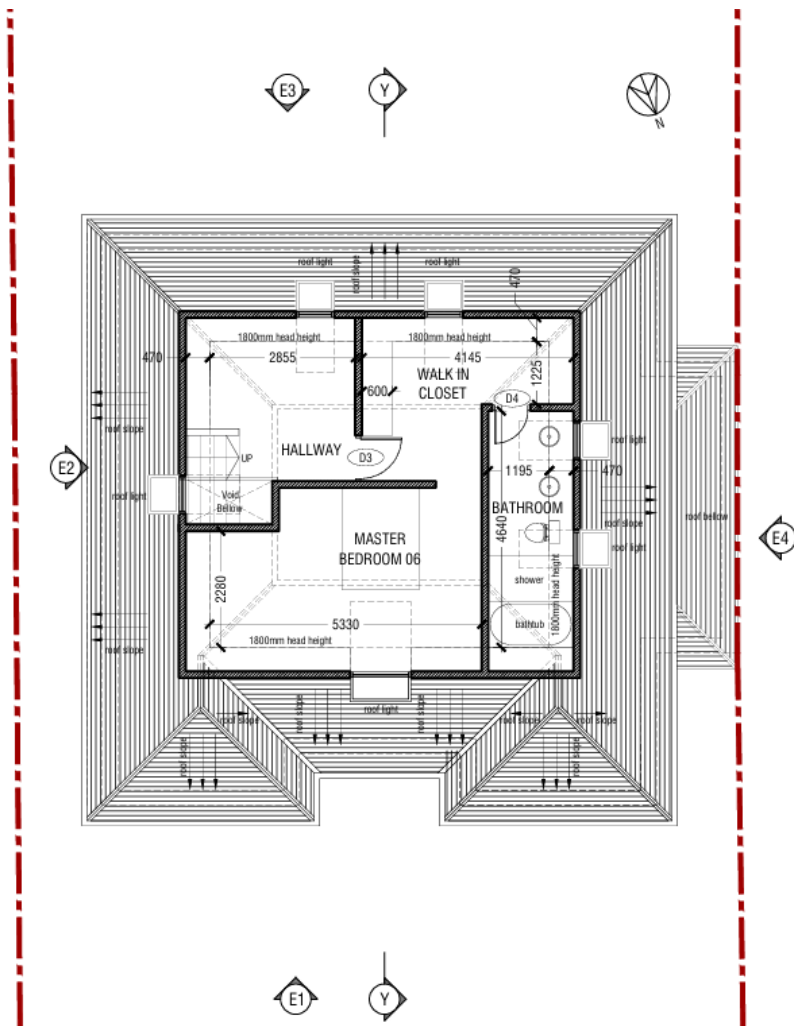


Figure 18. Proposed First Floor Plan



PROPOSED LOFT LAYOUT PLAN

Scale 1:100

Floor area - 38 m²

Figure 19. Proposed loft layout

5 Design Principles

Character and appearance

The replacement dwelling has been designed to respond positively to the established character of the surrounding residential area whilst providing a contemporary family home that reflects modern living standards. The design takes cues from the scale, proportions and architectural language of neighbouring dwellings, many of which have been extended or redeveloped over time.

Although the proposal replaces the existing bungalow, it closely reflects the scale and architectural approach previously accepted by the Local Planning Authority. The dwelling has been designed to sit comfortably within its generous plot and integrate with the varied pattern of detached residential development that characterises Sheldon Heights and the surrounding area.

The front elevation adopts a balanced composition with a clearly defined entrance, well-proportioned window arrangement and traditional pitched roof form. The overall design provides a contemporary interpretation of a traditional family dwelling whilst remaining sympathetic to the character of the surrounding neighbourhood.

The habitable loft accommodation has been carefully integrated within the roof form through the use of flush-fitting conservation-style rooflights. As no dormer extensions are proposed, the roof profile remains simple and uncluttered, ensuring that the additional accommodation has minimal impact on the external appearance of the dwelling.

Scale and Massing

The overall scale and massing of the replacement dwelling have been carefully considered to ensure that the development remains proportionate to both the site and its surroundings.

Although the proposal provides improved internal accommodation, the external form of the building remains closely aligned with the previously approved development. The additional floor area has been achieved through the efficient use of the roof space rather than by significantly increasing the building footprint or ridge height.

The dwelling maintains appropriate separation distances from neighbouring properties and continues to sit comfortably within the spacious residential plot, ensuring that the development does not appear overly dominant or visually intrusive within the street scene.

Materials

The proposed palette of materials has been selected to complement the character of the surrounding residential area whilst providing a durable and high-quality finish.

The proposed materials comprise:

- Facing brickwork.
- Smooth render.
- Clay roof tiles.
- White uPVC windows and doors.
- Flush-fitting conservation-style rooflights.

These materials closely reflect those previously approved by the Local Planning Authority and are commonly found throughout the surrounding area. Their use will ensure that the replacement dwelling integrates successfully with neighbouring properties whilst providing a modern and durable family home.

Residential Amenity

The proposal has been carefully designed to safeguard the amenities of neighbouring occupiers and to provide a high standard of living accommodation for future residents.

The replacement dwelling maintains relationships with neighbouring properties that are comparable to those previously approved. Window positions have been carefully considered to minimise overlooking, and any windows serving bathrooms or other non-habitable rooms facing neighbouring properties will be obscure glazed where appropriate.

The habitable loft accommodation is served exclusively by flush-fitting conservation-style rooflights rather than dormer extensions, thereby minimising opportunities for overlooking and reducing the visual impact of the additional accommodation.

The development also retains generous private garden space, appropriate separation distances and good levels of natural daylight to both the proposed dwelling and neighbouring properties. As a result, the proposal will not give rise to any unacceptable loss of privacy, outlook or daylight.

Overall, the proposal delivers a high standard of residential amenity for both existing neighbouring occupiers and the future occupants of the dwelling.

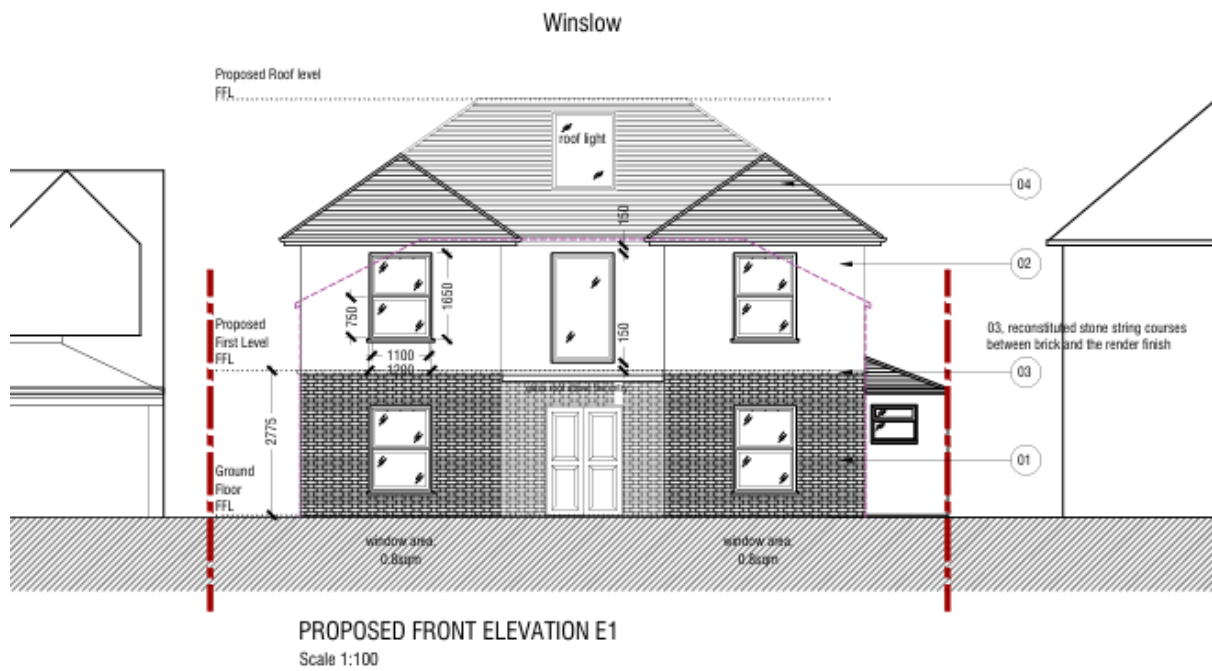
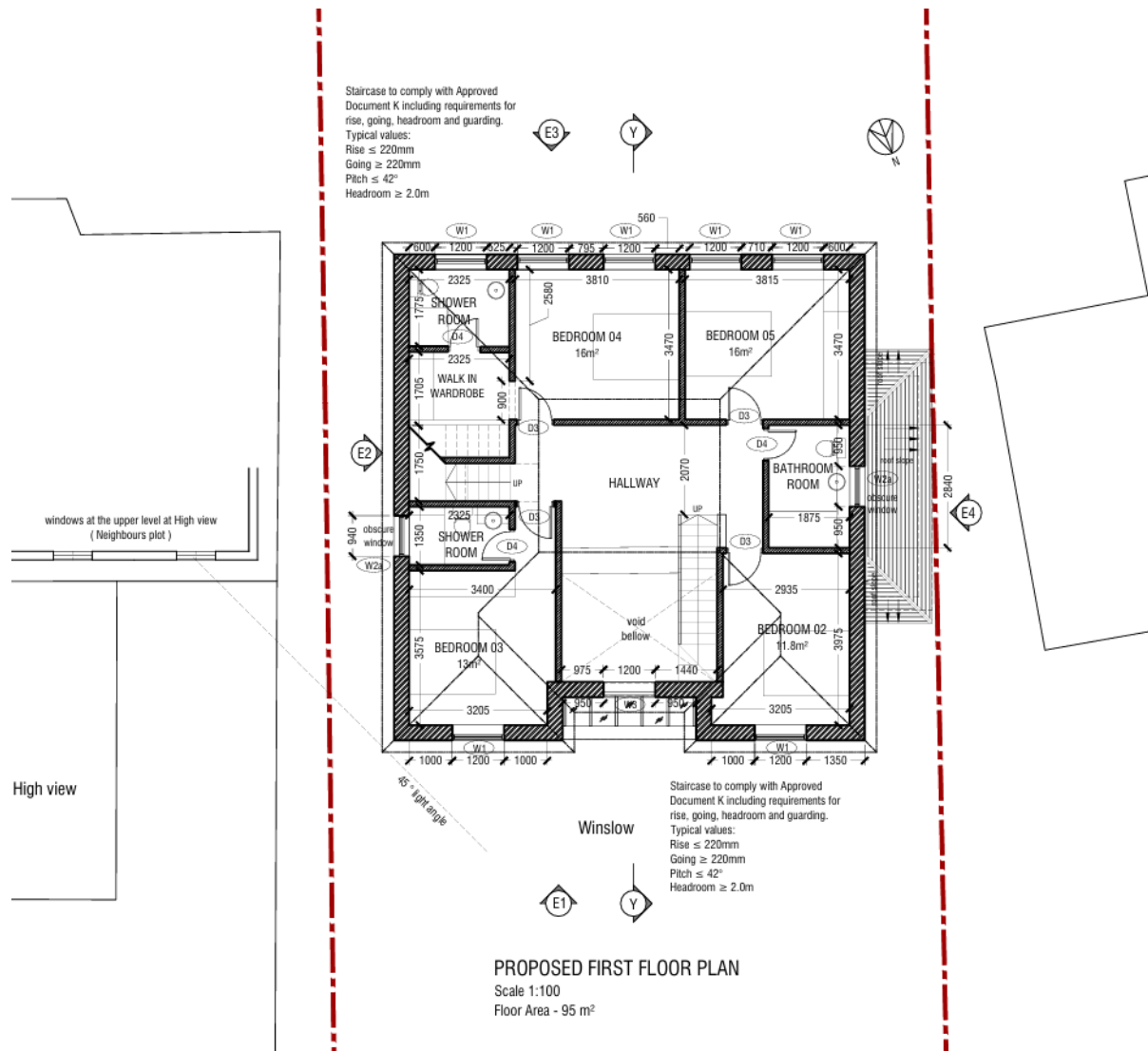


Figure 20. Proposed Front Elevations



Figure 21. Proposed rear elevation



6 Access and Parking

The proposed development will continue to utilise the existing vehicular and pedestrian access from Sheldon Heights. No alterations are proposed to the existing access arrangements, vehicle crossover or highway infrastructure. The established access point has operated safely for many years and will continue to provide safe and convenient access for both vehicles and pedestrians.

The site currently benefits from three existing off-street parking spaces, all of which will be retained as part of the proposed development. The parking layout remains unchanged from the previously approved scheme and continues to provide convenient parking within the site.

The retained parking provision accords with the Kent Design Guide Interim Guidance Note 3: Residential Parking, which identifies a maximum provision of three off-street parking spaces for a dwelling of this size. The proposal therefore provides sufficient on-site parking without increasing pressure on the surrounding highway network or on-street parking.

To encourage sustainable travel, the proposal also includes a secure cycle store capable of accommodating six bicycles. The cycle storage will be located within the site, providing secure, weather-protected and easily accessible facilities for the occupants of the dwelling.

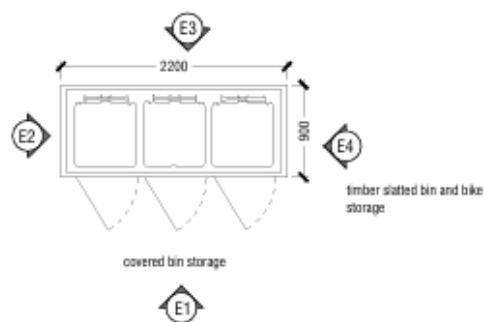
Pedestrian access to the dwelling will continue to be provided from Sheldon Heights via the principal entrance. The access arrangements remain unchanged and provide a safe and convenient route for residents and visitors.

As the proposal retains the existing access arrangements and parking provision, vehicle movements associated with the development are not expected to materially differ from those associated with the previously approved scheme. The development will therefore not have an adverse impact on highway safety or the efficient operation of the local road network.

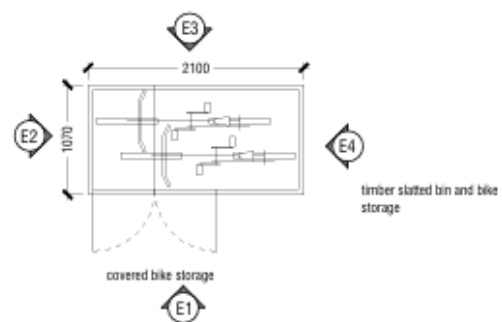
Overall, the proposal maintains appropriate vehicular and pedestrian access, retains adequate off-street parking and introduces secure cycle parking, ensuring that the development supports both sustainable transport choices and the continued safe operation of the surrounding highway network.



Figure 23. Existing parking located towards Sheldon Hights to be maintained



PLAN : BIN STORAGE
Scale 1:50



PLAN : BICYCLE STORAGE
Scale 1:50

Figure 24. Bins and Bicycle Storage

7 Drainage and Utilities

The proposed replacement dwelling will utilise the existing foul and surface water drainage infrastructure serving the site. No alterations are proposed to the existing points of connection, and the development will continue to make use of the established drainage network.

Foul water generated by the proposed dwelling will discharge to the existing public foul sewer via the existing drainage connection. The proposal does not introduce any significant change to the established method of foul water disposal.

Surface water drainage will continue to be managed through the existing drainage arrangements serving the site. As the proposal replaces an existing dwelling on a previously developed residential site, it is not expected to give rise to any significant increase in surface water runoff or place additional pressure on the existing drainage infrastructure.

The replacement dwelling will also utilise the existing utility services available to the site, including water supply, electricity, telecommunications and broadband. Existing service connections will be retained and upgraded where necessary as part of the construction works.

The proposal can therefore be adequately served by the existing infrastructure without requiring significant off-site works or alterations to the surrounding utility network.

Overall, the development makes efficient use of the existing infrastructure while ensuring that appropriate drainage and utility services are available to support the replacement dwelling.

8 Sustainability

The proposed replacement dwelling has been designed to deliver a significant improvement in environmental performance when compared with the existing bungalow. Although the proposal involves the replacement of the existing building, the new dwelling will provide substantially improved energy efficiency, thermal performance and long-term durability. The existing structure, due to its unforeseen structural defects and deteriorated condition, could not reasonably or safely be upgraded to meet current structural and Building Regulations standards.

The replacement dwelling has been designed and will be constructed in accordance with current Building Regulations, incorporating modern construction methods, improved insulation and high-performance building materials to minimise heat loss and reduce operational energy demand throughout the life of the building.

The external walls, roof and ground floor will achieve significantly improved thermal performance compared with the original dwelling, while high-performance double-glazed windows and insulated external doors will further enhance the energy efficiency of the building and improve occupant comfort.

The dwelling will be heated by an air source heat pump, providing an efficient low-carbon heating system that reduces reliance on fossil fuels and contributes towards lower operational carbon emissions. The heating system has been selected to work in conjunction with the highly insulated building envelope, creating an efficient and sustainable home for the long term.

The design has also been developed to maximise the use of natural daylight. Large glazed openings serving the principal living areas, together with flush-fitting conservation-style rooflights serving the habitable loft accommodation, will provide good levels of natural light throughout the dwelling and reduce the reliance on artificial lighting during daylight hours.

The proposal retains the existing drainage and utility infrastructure serving the site, making efficient use of the existing services without requiring significant off-site infrastructure works. In addition, secure cycle storage is provided within the site to encourage sustainable modes of transport and support active travel.

The replacement dwelling has been designed with longevity in mind, using durable external materials including facing brickwork, smooth render and clay roof tiles. These materials have been selected for

their durability, low maintenance requirements and ability to complement the established character of the surrounding residential area.

Overall, the proposal replaces an ageing and structurally deficient dwelling with a modern, safe and energy-efficient family home that has been designed to meet current Building Regulations and contemporary sustainability standards. The development represents a sustainable form of residential development that makes efficient use of an established residential site while delivering long-term environmental, economic and social benefits.

The dwelling has been designed as a long-term family home, with careful consideration given to durability, adaptability and future energy performance. By replacing a structurally unsound building with a modern, well-insulated and energy-efficient dwelling, the proposal will provide a sustainable home capable of meeting the needs of its occupants for many years whilst reducing future maintenance and energy consumption

9 Conclusion

This application seeks planning permission for the demolition of the existing dwelling and the erection of a replacement detached family dwelling with habitable loft accommodation, rooflights, a front entrance porch and associated works.

The need for this revised application has arisen solely as a consequence of unforeseen structural conditions discovered during the implementation of the previously approved development. Following the commencement of construction, detailed structural investigations identified significant movement within the existing masonry walls, relatively shallow foundations and a deteriorated ground floor slab, confirming that the existing building could not be safely retained or incorporated into the approved scheme. The proposal therefore represents a necessary response to conditions encountered on site rather than a change in the applicant's development aspirations.

Importantly, this application does not seek to revisit the planning principles previously established by the Local Planning Authority. Under planning permission reference **20251131**, the Council accepted the principle of redeveloping the site to provide a larger family dwelling and found the scale, massing, architectural design, relationship with neighbouring properties, access arrangements and parking provision to be acceptable in planning terms.

The replacement dwelling has therefore been carefully designed to closely reflect the previously approved development whilst providing a safe and compliant structural solution. The modest enhancement achieved through the introduction of habitable accommodation within the roof space has been accommodated entirely within the roof form through the use of flush-fitting conservation-style rooflights, ensuring that the external appearance of the dwelling remains sympathetic to the approved design and the surrounding residential character.

The proposal will provide a high-quality family home offering approximately **222 m²** of well-designed accommodation. It retains the existing access arrangements, maintains three off-street parking spaces, introduces secure cycle storage, utilises the existing drainage and utility infrastructure, and incorporates modern construction methods together with an air source heat pump to deliver a significantly more energy-efficient and sustainable dwelling.

The proposal has been developed with careful consideration of the site's planning history, the surrounding context and the amenities of neighbouring occupiers. It is considered that the

replacement dwelling preserves the established character of the area, safeguards residential amenity and delivers a high standard of design that is consistent with both local and national planning policy.

Overall, the proposal represents a logical continuation of a development that has already been accepted in planning terms. The revised application simply responds to the unforeseen structural conditions encountered during construction, enabling the development to be completed safely whilst maintaining the planning principles previously accepted by the Local Planning Authority.

Accordingly, it is considered that the proposal complies with the relevant policies of the Gravesham Local Plan Core Strategy, the National Planning Policy Framework and all other material planning considerations. For these reasons, it is respectfully requested that planning permission be granted.

10 Planning Policy References

The proposed development has been assessed against the relevant policies of the Gravesham Local Plan Core Strategy and the National Planning Policy Framework (NPPF). It is considered that the proposal accords with the objectives of the Development Plan and represents an appropriate form of residential development.

The principle of redeveloping the site has already been established through the grant of planning permission under application reference **20251131**. The current application has been prepared in response to unforeseen structural conditions encountered during the implementation of the approved development and seeks to deliver a replacement dwelling that closely reflects the approved design whilst providing a safe and compliant structural solution.

The proposal's compliance with the relevant planning policies is summarised below.

Policy	Assessment
Policy CS01 Sustainable Development	The proposal makes efficient use of an existing residential site by replacing a structurally unsound dwelling with a modern, energy-efficient family home. It supports the principles of sustainable development by improving environmental performance whilst maintaining the established residential use of the site.
Policy CS02 Scale and Distribution of Development	The replacement dwelling is located within the established urban area and represents an appropriate form of residential development. The proposal closely reflects the scale and form of the previously approved scheme and integrates successfully within the surrounding pattern of development.
Policy CS18 Climate Change	The proposal incorporates improved insulation, modern construction methods, high-performance glazing, an air source heat pump and secure cycle storage, contributing towards reduced energy consumption and improved environmental performance.
Policy CS19 Development and Design Principles	The dwelling has been carefully designed to respect the character and appearance of the surrounding area, safeguard neighbouring amenity and deliver a high standard of design. The proposal closely follows the scale, proportions and architectural approach previously accepted by the Local Planning Authority.

Householder Extensions and Alterations Design Guide SPD (2021)	Although the proposal is for a replacement dwelling, the design principles contained within the SPD have informed the development. The proposal maintains appropriate separation distances, protects neighbouring amenity and achieves a well-balanced architectural composition that is appropriate to its setting.
National Planning Policy Framework (NPPF) Achieving Well-designed Places	The proposal delivers a well-designed replacement dwelling that responds positively to its context, provides a high-quality living environment and represents a logical continuation of the previously approved development.

The proposal has also been informed by the planning history of the site and the circumstances encountered during the implementation of the previous permission. The revised application retains the planning principles previously accepted by the Local Planning Authority whilst responding to the unforeseen structural conditions identified during construction.

It is therefore considered that the proposal complies with the relevant provisions of the Development Plan and the National Planning Policy Framework, and that planning permission should be granted.

Appendix A – Planning History

Reference	Proposal	Decision	Date
20251131	Erection of first-floor extension and alterations to form a two-storey dwelling, including a 1 metre front extension and entrance porch.	Approved	30 December 2025

The current application has been prepared following the implementation of the above planning permission and responds to unforeseen structural conditions encountered during the approved construction works.