

DESIGN STATEMENT.

17th March 2025

**Re: Proposed extension and alterations at
No1 WILLOW WALK MEOPHAM GRAVESEND KENT DA13 0QS.**

The property has approval for extension under Ref 20240166.

This application includes the proposal to extend the previously approved rear single storey extension into two storey which was refused under a material amendment application Ref 20240795.

SUPPORTING INFORMATION:

The reason for refusal-

1. Inappropriate method to seek consent.
2. The proposed development would result in extensions and alterations disproportionately over and above the existing dwellinghouse, in a manner uncharacteristic of the rural character of this residential settlement and in a prominent position which would have significant impact to the areas character and street scene.

This revised application has stepped the proposed rear two storey extension in from the existing side elevation, so it will appear less subservient and would therefore have no impact on the street scene.

The bulk would not appear greater than previous approved as the roof and ridge line as well as the front elevation would not be affected by this proposal.

The proposed increase in height of the rear extension would have no impact, overshadowing or loss of privacy on the neighbouring properties or the street context.

The front elevation would remain as approved including the ridge height and dormers.

The proposed rear extension would have a pitched roof to match the main roof, and its impact would be minimal as it would be obscured from the street view.

The rear proposed side elevation is stepped in from the existing, as it is closest to the road junction and would establish it as subservient to the front via the stepping of the building.

The rear proposal would maintain the eaves line to match the approved side elevations, and it is considered that the impact is the most important consideration.

The area is not within a conservation zone and sits within the urban confines of the local plan, and the existing property is located within a built-up rural settlement that is inset from the Green Belt.

Materials:

The proposed materials would be as approved under Ref **20240166**.

Windows:

No windows will be located within the side elevations and therefore no overlooking of any adjoining neighbouring properties would occur.

Impact of proposal:

Overlooking:

The additional storey will not create any overlooking of adjacent dwellings as the new windows will only face the front or rear garden areas, and there will be no direct line of vision to any surrounding private spaces.

Privacy:

No additional impact would be provided by the proposal on any surrounding private garden spaces.

Loss of light:

The existing dwelling is detached on a large plot with wide gaps to the existing properties each side of the site, and no shadowing or loss of daylight would be caused to either neighbour.

Over shadowing

Proposal would not create any over shadowing.

Street character

The area is not within a conservation zone and sits within the urban confines of the local plan. The existing property is located within a built-up rural settlement inset from the Green Belt.

Protected Vistas:

There are no protected vistas affected by this proposed due to its urban environment and surrounded by other dwellings in a residential settlement.

Street View Consideration-

CGI proposed views within street context to show that there is no adverse impact upon the existing street scene above the previous approval.



View from Willow Walk to the corner junction.



View from passing the property within Willow Walk.

End.