

Design & Access Statement (Rev 02)

Property Address: 5 The Yews, Gravesend, Kent DA12 1PA

Proposal:

Erection of a single storey rear extension, loft conversion with a dormer to the rear, a front porch with a pitched roof, no more than 4.0m high. skylights to the front elevation with protrusion no more than 150mm from the tiled face. The ground to the rear is elevation and will be reduced back to take into account the single storey rear extension which extends 4.5m.

1. Use

The property is an existing detached bungalow in lawful use as a C3 dwelling house in much need of upgrading. The proposed development seeks to extend the accommodation to meet the needs of the occupants, providing additional habitable space for family and modern-day usage. The residential status remains unchanged.

2. Amount

- A **single storey rear extension** projecting 4.5m from the rear elevation.
- The rear garden will be excavated to allow for a hardstanding area and steps similar to the existing, to lead to the garden.
- A **loft conversion** incorporating one rear dormer and skylights to the front elevation. Hip to part gable to the side with materials to match as existing.
- A modest **pitched-roof front porch** to provide weather protection and an improved entrance feature.

The amount of development is modest in relation to the size of the plot and proportionate to the host dwelling.

3. Layout

The extensions have been designed to integrate with the existing footprint of the dwelling:

- The rear extension provides open-plan living space connected to the garden.
- The loft conversion makes efficient use of roof space, adding bedrooms and associated facilities.
- The porch provides a clear and functional entrance point.

The layout remains consistent with the surrounding residential character.

4. Scale

The proposed extensions are subordinate to the host building:

- The rear extension is single storey and set below first floor level.
 - The rear dormer is set down from the ridge line and kept within the slope of the roof.
 - The skylights to the front elevation will protrude no more than 150mm from the roof face.
 - The porch is modest and low in height, ensuring it does not dominate the frontage.
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5. Appearance

The proposals use materials that match or complement the existing dwelling, ensuring a cohesive appearance. The design maintains the simple form of the bungalow while introducing features that are proportionate and sympathetic to the street scene.

6. Landscaping

The proposals do not require significant changes to the existing garden or hardstanding. The rear garden will remain as private amenity space, and the existing frontage will be retained for driveway and access use.

7. Access

Vehicular and pedestrian access to the property remains unchanged. The porch addition provides a covered and more legible entrance to the dwelling. The property continues to be accessible via the existing driveway from The Yews.

8. Inclusive Design

The development improves accessibility by providing a sheltered front entrance and single storey rear living space. Internal layouts will be designed to modern standards to accommodate family needs.

9, Previous Planning submission (s)

A planning application was submitted in November 2025, planning ref 20251091 and was refused for overdevelopment and not being in line with the street scene on the 5th January 2026. A further application was submitted, ref 20260121 and refused on the 23rd April 2026.

10. Conclusion

The revised proposed development represents a carefully considered scheme that respects the scale, form, and character of the host dwelling and its surrounding context. The design has been informed by the reasons for refusal associated with the previous application, with the elevations in line with the refusal comments received.

The roof design has been significantly refined, with the front dormers removed. The hip ends have been enlarged to better reflect and retain the original roof form and architectural character of the dwelling.

Overall, the proposal delivers functional and sustainable improvements to the property while ensuring that the amenity of neighbouring occupiers is safeguarded and that the development integrates harmoniously with the existing built environment.