



DESIGN AND ACCESS STATEMENT

50 Northumberland Road Istead Rise Gravesend Kent DA13 9JP



Description of Development:

Hip-to-gable attic conversion with rear flat-roofed dormer, and front facing pitched-roof dormer. Alterations to access to make existing front element into a porch, and ancillary changes to ground floor.

Location and Key Constraints

NPPF Para 17 & 56,
Policy CS19

The site is a single-storey semi-detached dwelling located to the West side of Northumberland Road. The property is located within the rural settlement of Istead Rise.

The property is located on a loop road formed by Northumberland Road, Burghfield Road and Brookside Road within the North East side of Istead rise. 50 Northumberland Road is located in the NW corner of the loop close to where Northumberland Road meets Burghfield Road. The properties in this area were constructed approximately 80-90 years ago and are predominately semidetached bungalows, although many have been extended and/or have had attic conversions.

The existing building is a modest 2-bedroom residential dwelling with a large sized garden to the rear.

Transport

The site is located near a frequent bus service connection giving access to surrounding amenities and rail network, as well as links through to both Gravesend and Sevenoaks. The proposal does not affect the existing off street parking. There is no increase to the ample parking provision

By road, it is 23 miles East of London on the A2, and the nearest railway Station is 2 miles away at Meopham; easily accessible by bicycle. Istead Rise is 4 miles from Ebbsfleet International Railway Station which opened in 2007 for Eurostar Services to Paris, Brussels and Lille.

Relevant Planning History

52 Northumberland Road, Istead Rise, Gravesend, Kent, DA13 9JP

Erection of single storey rear extension to form a kitchen/diner.

20170857 – Permitted

23 Northumberland Road Istead Rise Gravesend Kent DA13 9JP

Loft conversion with dormer window to rear elevation and dormer window with 2 No. rooflights to front elevation.

20210163 - Permitted

17 Northumberland Road Istead Rise Gravesend Kent DA13 9JP

Demolition of existing garage and erection of single storey side extension to form bedroom, shower room and studio at ground floor with bedroom over in roof space, with roof lights in the front and rear roof slopes; formation of hardstanding in front garden with vehicular access from Northumberland Road

20190440 – Permitted

5 Burghfield Road Istead Rise Gravesend Kent DA13 9JL

Application for a Lawful Development Certificate in respect of the proposed construction of a dormer extension in the rear roof slope and conversion of the roof space into habitable rooms.

20170926 – Permitted

44 Brookside Road Istead Rise Gravesend Kent DA13 9JJ

Erection of dormer in rear roof slope and conversion of the roof space to form habitable rooms with 3 rooflights to be installed in front elevation.

20210022 – Permitted

Applicant's Need

There are inadequacies in the house as it exists:

- Additional study space required
- Inadequate shower/bathroom provision
- Insufficient bedroom space for a growing family
- Poorly arranged Storage provision

The house shares one bathroom and one WC at present, and it is poorly arranged internally. The existing bedrooms are not sufficient for a growing family, particularly as work from home space is required. The proposal seeks to rectify these issues, by replacement of the existing roof, as a hip-to-gable conversion together with front and rear dormers.

Proportionality within Streetscape

The proposal reflects the pattern and grain of the existing streetscene, and is architecturally coherent and proportionate. The design comprises of details and materials that complement the local architectural character, and that of the existing pair of semi-detached houses. The proposal would constitute a positive contribution to the area. The extension has been carefully designed to remain subservient to the host dwelling, and to appear proportionate both as a part of the main house, but also within its setting.

The scale of the extension does not overwhelm the existing property, the dormers set lower than the original ridge line. The front bedroom is turned into an appropriate front porch and becomes a homogenous element to the front of the house.

The proposals sit well with the surrounding area and will not be detrimental to the current street scene, particularly considering the variety in extensions previously permitted to dwellings along Northumberland Road and Burghfield Road. The development is of a scale and extent that is appropriate to the scale and form of properties in the local area. The development sits within a good-sized plot and is a modest development of it, retaining a large garden area.

Privacy

There are no new windows that affect the privacy of neighbouring properties more than the current fenestration does already. First floor windows to the rear look out over the house's own garden and there is tree screening from the neighbours. There is no loss of amenity arising from the scheme - The design of the proposed development and the distance of the house from the neighbouring properties will not lead to an overbearing effect; neither will it lead to overlooking. There will be no loss of privacy due to the position of the proposed windows to the rear. Any new side facing windows are to be opaqued glazed

Overshadowing

The front door faces South East, with the proposed rear dormer to the North West. This citing of the dormer in this position cannot cause any more overshadowing of the neighbours than the current situation.

Inclusive Access

The original building has poor inclusive access, where the bathroom & WC are cramped. The proposal improves this situation, with the layout to the bathroom being improved. Step free access is still from the living room to the rear.

Trees

The proposal will not require the removal of any trees.

Conclusion

The design comprises of details and materials that complement the local architectural character, and would constitute a positive contribution to the area. The extension has been carefully designed to remain subservient to the host dwelling, and to appear proportionate both as a part of the main house, but also within its setting.

The proposal is design to be deliberately subservient to the main house and its attached pair. The proposal creates the space needed for the family, whilst retaining the legibility of the pair of semi-detached houses.

The proposed development would not detract from the host property or the character of the area. It would not result in a detrimental impact in terms of neighbour amenity or highways and therefore accords with Policies CS19 and paragraphs 17 & 56 of the NPPF.



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Existing Condition Photographs



Rear No 50 Looking towards No 52



Rear No 50 garage Looking towards No 48



Front No 50, showing No.s 46, 48 (left) and 52 (right)