



REDMATTONE
DESIGNS

Design and Access Statement



PREPARED FOR

13, Detling Road, Gravesend, DA11 8DH

PROPOSED

Single Storey Rear Extension (Retrospective)

DATE

June 30th, 2026



1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for retention of a single storey rear extension at the dwelling known as 13, Detling Road, Gravesend, DA11 8DH.

The proposal seeks retrospective planning permission for the retention of a single-storey rear extension to an existing residential dwelling.

2. Site and Surroundings

The property occupies a prominent residential plot on Detling Road. The existing dwelling is a terraced house.

The extension aims to provide extra space to accommodate the needs of a growing family, and the internal layouts have been planned to comply with the Space Standards.

3. Design Principles

The proposal comprises a rear extension of approximately 3.5 metres in depth and 2.9m in height. The extension is located at the rear of the property and is not visible from the public highway.

The extension improves internal functionality by creating an enhanced kitchen arrangement.

4. Appearance and Materials

The extension integrates seamlessly with the host building and does not appear as an incongruous addition. The proposed roof plan demonstrates a modest addition without excessive bulk.

5. Impact on Character and Street scene

The extension is single storey in nature. The height is modest and remains subordinate to the main dwelling. The overall footprint is limited to a **3.5-metre rear projection**, consistent with typical householder extensions.

The residential area is characterised by terraced dwellings along Detling Road. The surrounding properties display similar scale, massing and plot arrangements. **It is also noted that the neighbouring property at 17 Detling Road, Northfleet, Gravesend, DA11 8DH benefits from a rear extension with an approximate 3.5-metre projection, demonstrating that comparable extensions already exist within the terrace and reinforcing the established character of the area.** Rear extensions of similar size and form are therefore a common feature within the locality.



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6. Residential Amenity

The proposal has been carefully considered in relation to neighbouring properties. The depth of 3.5 metres is typical and policy-compliant for such extensions. There is no unacceptable loss of daylight, sunlight, or outlook. The extension does not result in overbearing impact or loss of privacy or overlooking.

7. Access

The proposal of retention of single storey rear extension relate solely to alterations and extensions to an existing private dwelling.

Existing pedestrian and vehicular access arrangements to the site will remain unchanged. Safe and convenient access to the property will continue to be provided.

8. Conclusion

The extension complies with the Local planning policies and National Planning Policy Framework relating to residential extensions. Therefore, the proposal is considered acceptable in planning terms, and it is respectfully requested that planning permission be granted.