

MRW Design Ltd
The Ridge Golf Course
Chartway Street
Maidstone
Kent
ME17 3JB
07763463754
matthew@mrw-
design.co.uk



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12th February 2024

Planning Department
Gravesham Borough Council
Civic Centre
Gravesend
DA12 1AU

Dear Sirs / Madam,

Re: 1 Bridge Cottage, Sole Street, Cobham, DA12 3AX

Please find enclosed copies of the drawings; together with completed applications forms comprising of a householder planning application at the above site.

The Site and Location Assessment

Bridge Cottages is location adjacent to Sole Street railway station, 5 miles south of Gravesend. The site sits on the northwest side of the road, located within easy walking distance to the village centre and the local amenities. The house is a two-storey dwelling, finished in brickwork under a tiled roof. The property is not listed and is outside the area of natural beauty. Number 1 is end of terrace with a garden to the rear of the property with some mature trees that provide screening to the railway line.

Planning Policies

Gravesham Local Plan Core Strategy - Adopted September 2014
CS01 – Sustainable Development
CS02 – Scale & Distribution of Development
CS12 – Green Infrastructure
CS18 – Climate Change
CS19 – Development & Design Principles
Policy C13: Extensions to Dwellings in the Countryside
Householder Extensions/Alterations Design Guide SPD (2021)

Saved Local Plan Policy C13: Extensions to Dwellings in the Countryside states all Extensions to dwellings will be considered on their merits. It also sets out a set of criteria to be met, in order to be acceptable.

- i. The dwelling is an original building and in permanent use.
- ii. Extension over the one third gross floor area are acceptable if the increase has no overall effect on the existing bulk.
- iii. Provide essential basic amenities.
- iv. The extension shall not facilitate the future formation of a separate dwelling.
- v. The dwelling to be enlarged must have sufficient curtilage to accommodate the extension.
- vi. The appearance, massing, scale, form and materials of any extension shall be appropriate to the existing dwelling.
- vii. Proposals for domestic garages and for other outbuildings will be considered on their individual merits.

The proposed design has incorporated these criteria as set out below. 1 Bridge Cottages is in permanent use by its current owners who are looking to carry out the proposed works to improve their home. The proposed increase on the floor area will be minimum and has been designed to complement the existing building. The new floor area will be part of the wider living space and not a separate entity.

Proposed Development

The proposals are to extend the existing dwelling with a single storey rear extension. The new space will provide better utility / kitchen accommodation to the ground floor. The new addition has been designed to mirror existing properties within the road and finished in high quality materials. The neighbouring dwellings to the north, have no habitable windows facing the site. The works at number 1 have been set back within the side boundaries and passes the 45-degree light tests, ensuring any impact has been minimising on the closest habitable properties. As such there would be no undue loss of light or outlook to the occupiers of the neighbouring dwellings.

Development Amount

The site has a total area of 0.01 Hectares, the proposed works will provide an additional 4.5 m² of floor space within the dwelling. It should also be taken into account that a similar rear extension could be built without the need for planning permission under the permitted development rights. It should also be noted that under the prior notification a 6m rear extension could be built, the proposed is 6.3m from the original back wall.

Scale

The design has been kept in-line with existing houses within Sole Street. The proposed scheme has been designed so the roof line of the proposed extension is lower than the existing ridge, forming a proportionate extension to the dwelling. The proposed extension, by virtue of its form, scale and position, are subservient to the existing house and will be sympathetic in terms of their design.

Appearance

The proposed extension has been designed to complement the existing properties in the area. External materials will be of a high quality and include brickwork, render and tiles to match the existing house. The materials will be sourced in terms of colour and texture relating them to the local area.

Access

Access to the dwelling will be unchanged, but the larger living space will help with movement inside the dwelling.

Conclusion

The application proposal is of a modest scale that will provide the space needed, and it will reflect the size and scale of the original building. The overall design of the proposed extension will respect and enhance the character and appearance of the surrounding countryside and green belt. The design, scale and layout of the proposed extensions will be subordinate and in keeping with the original house. As set out above, the proposed development complies with relevant policies both at national and local level and is therefore considered to be acceptable and appropriate to be permitted.

Should you have any queries on the above application or require any further information please contact us.

Yours Faithfully,

Matthew Woodhams