

DESIGN & ACCESS STATEMENT

1 STRUTTONS AVENUE, NORTHFLEET,
GRAVESEND, DA11 7EJ

GRAVEESHAM BOROUGH COUNCIL

FEBRUARY 2023

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1. Introduction

- 1.1. This Design and Access Statement accompanies the application for the demolition of existing rear storage&conservatories and construction of a two-storey rear and side (wrap-around) extension to the corner plot at 1 Struttons Avenue, Northfleet, Gravesend, DA11 7EJ.
- 1.2. It explains the concept and principles of the proposed development in relation to key issues such as surrounding context, access and amenity. It also examines how the proposal accords with relevant National and Local Planning Policy and other material planning policy considerations.
- 1.3. This statement is divided into seven main sections and has the relevant information included on the context of the site, the proposed development, planning history, planning policy context, design process, appraisal and conclusion.
- 1.4. In addition, the statement is supported by the application submissions sent electronically via the Planning Portal.



*Fig. 1- 1 Struttons Avenue, Northfleet, Gravesend, DA11 7EJ
Proposed 3D Model*

2. Site description

2.1. The application site is located at **1 Struttons Avenue, Northfleet, Gravesend, DA11 7EJ**.

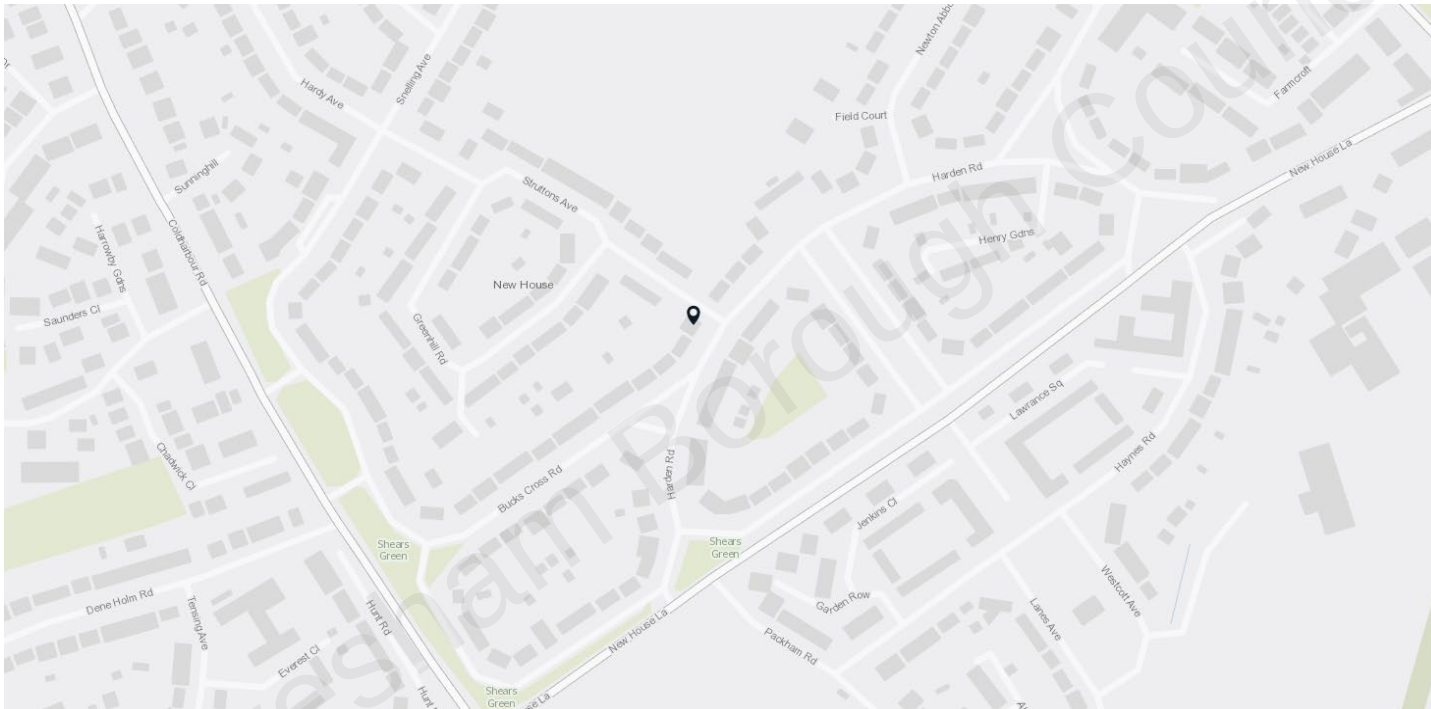


Fig. 2- The location of the application site (Extract from Gravesham Local Plan Policies Map)

Conservation Area

2.2. The building is not listed and not located within a conservation area.

3. The Proposal

- 3.1. The proposed development involves the demolition of existing rear storage&conservatories and the construction of a two-storey rear and side extension (wrap-around) at 1 Struttons Avenue, Northfleet, Gravesend, DA11 7EJ.
- 3.2. The demolition of the existing rear conservatories will facilitate the construction of an extension to the rear and side elevation of the original house, allowing for a more functional and modern living space.
- 3.3. The proposed wrap-around extension will have a width of 3110 mm on the rear and a width of 2700 mm on the front elevation. The depth of the extension from the original house's rear wall will be 3000 mm, and the design has been formulated to comply with the 45-degree rule to protect the light and outlook of the neighbouring property No:3.
- 3.4. The proposed extension will be set back by 1625 mm from the original house, in line with planning guidelines to ensure adequate space and light.
- 3.5. The ground floor of the proposed extension will increase the floor area of the kitchen and living/dining room, creating a more spacious and practical living area for occupants. An additional WC will also be included.
- 3.6. The first floor of the proposed extension will increase the bedroom number from 2 to 3. The first floor will consist of 2 single bedrooms, one double bedroom, a bathroom, and storage space.
- 3.7. A gap of 1m will be maintained between the extension and the site boundary wall, which will provide external access to the rear garden of the house.
- 3.8. To protect the privacy of neighbouring gardens and properties, there will be no windows on the side elevations of the proposed extension.

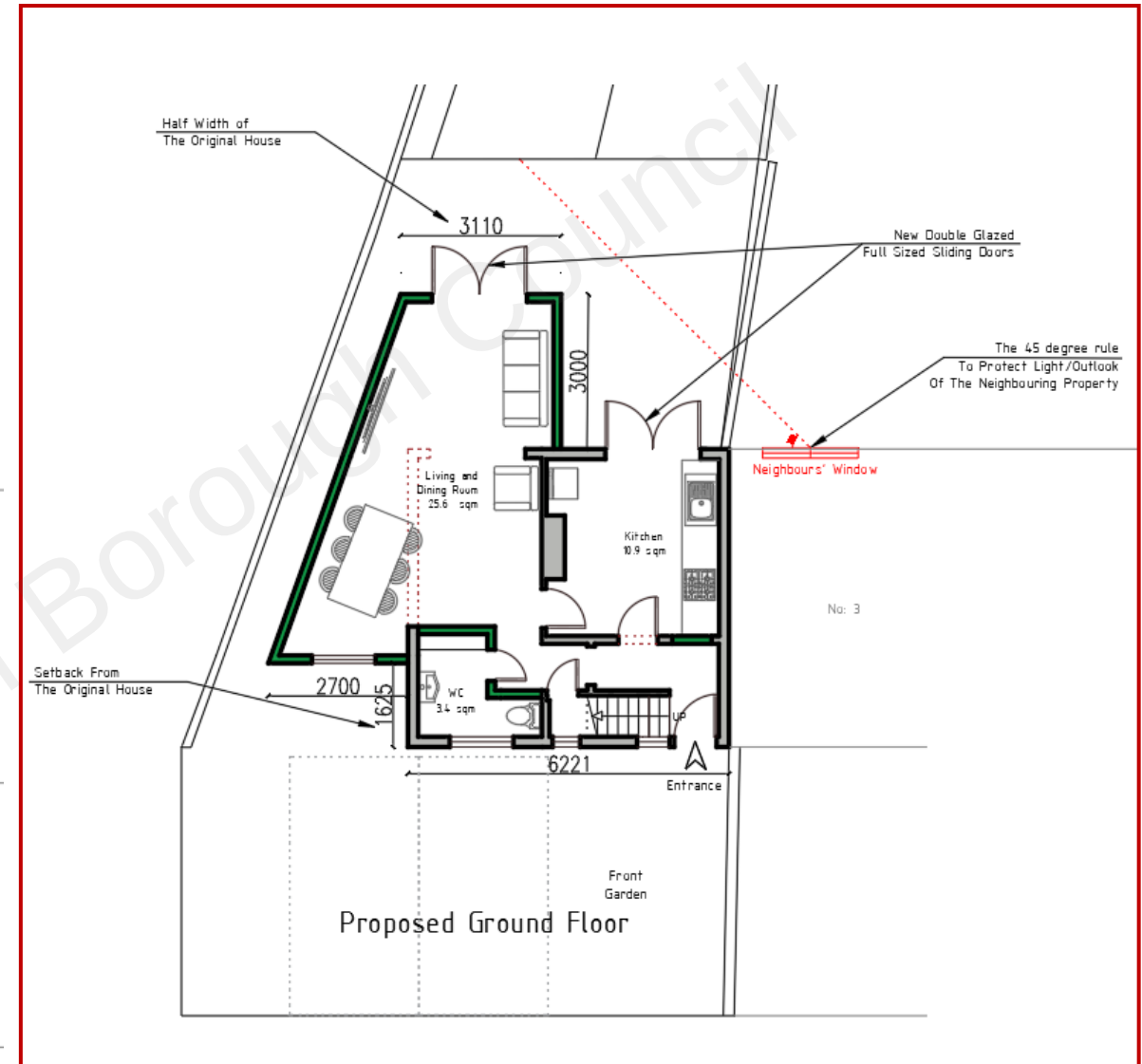
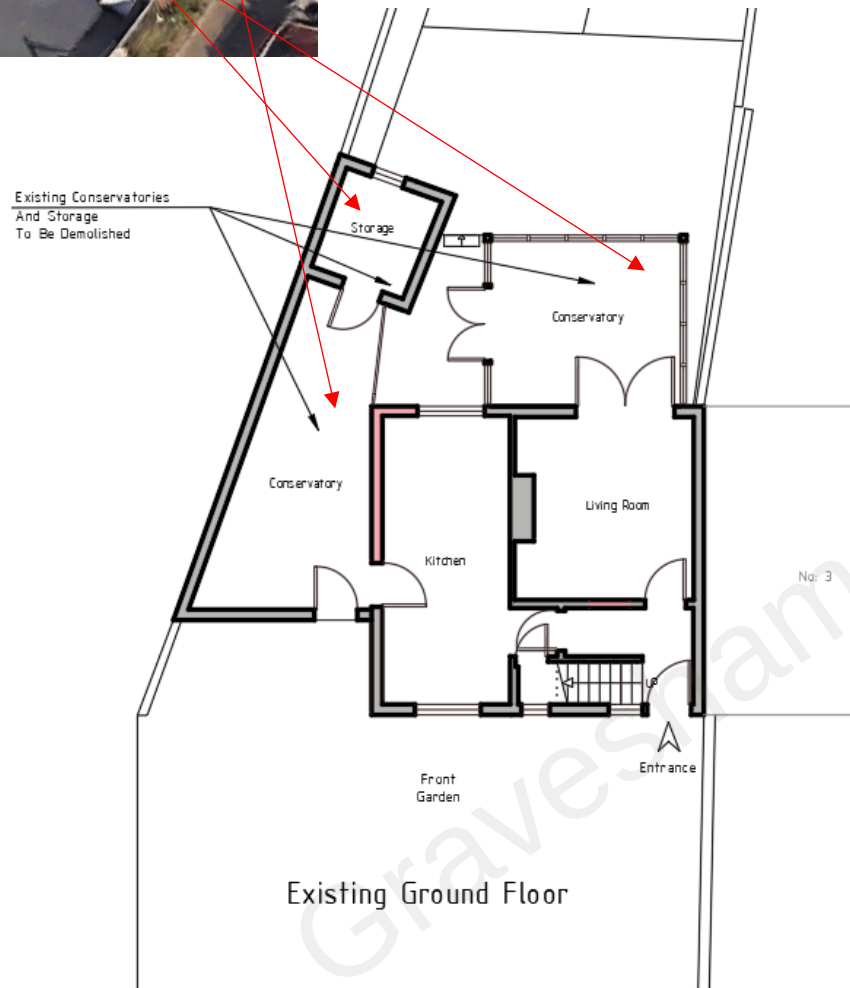
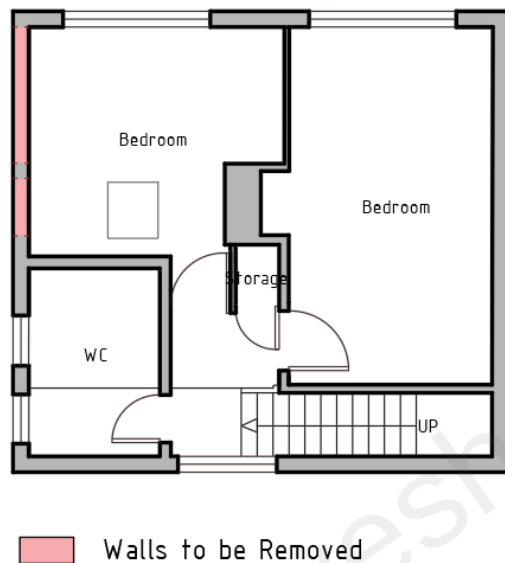
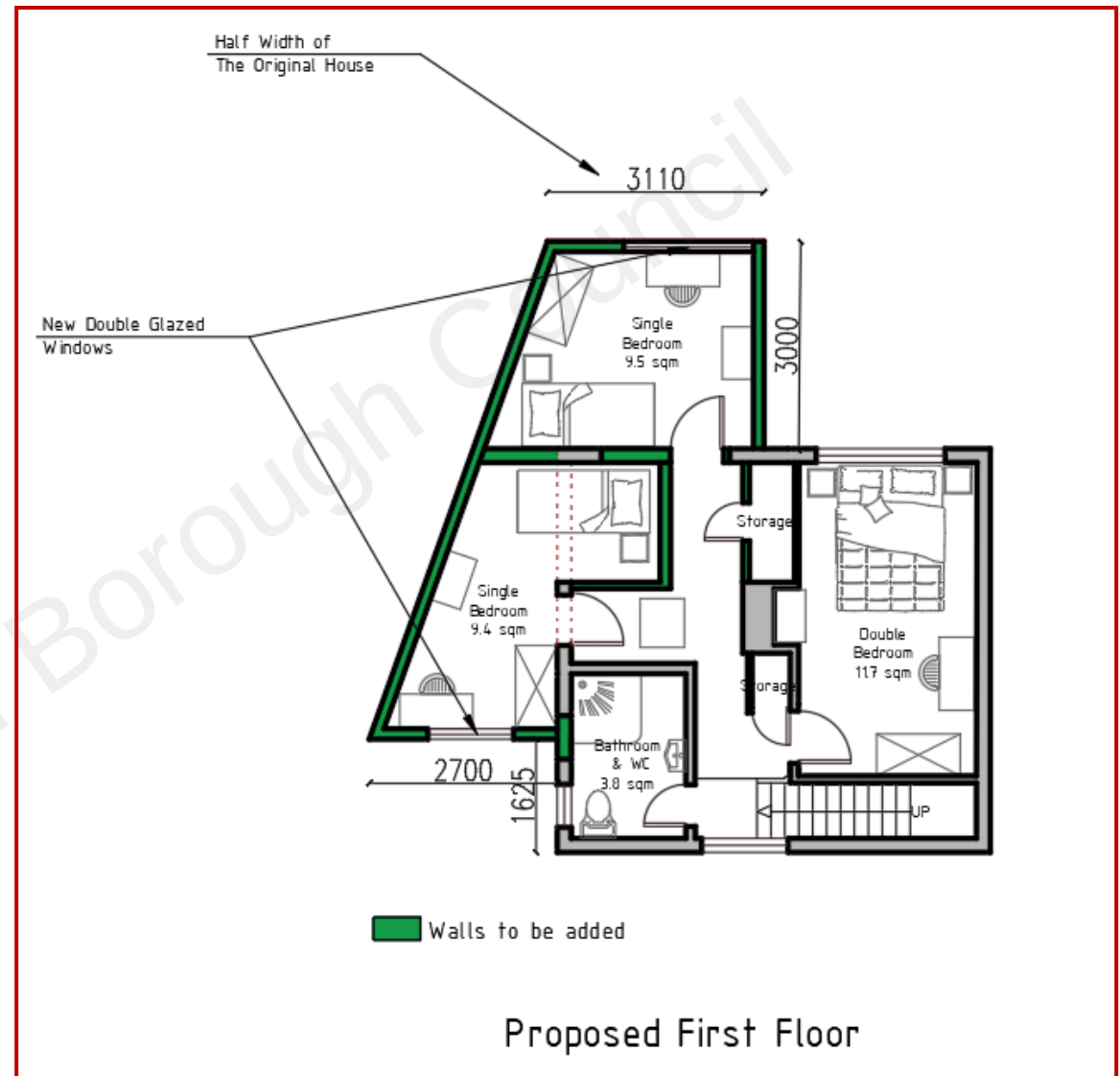


Fig. 3- Existing Ground Floor Plan and Proposed Ground Floor Plan



Existing First Floor



Proposed First Floor

Fig. 4- Existing First Floor and Proposed First Floor Plan

Existing Chimney
To Be Remain

Design and Access Statement



Existing Fence
To Be Remain

No: 3
Assumed Boundary Line

Existing Front Elevation

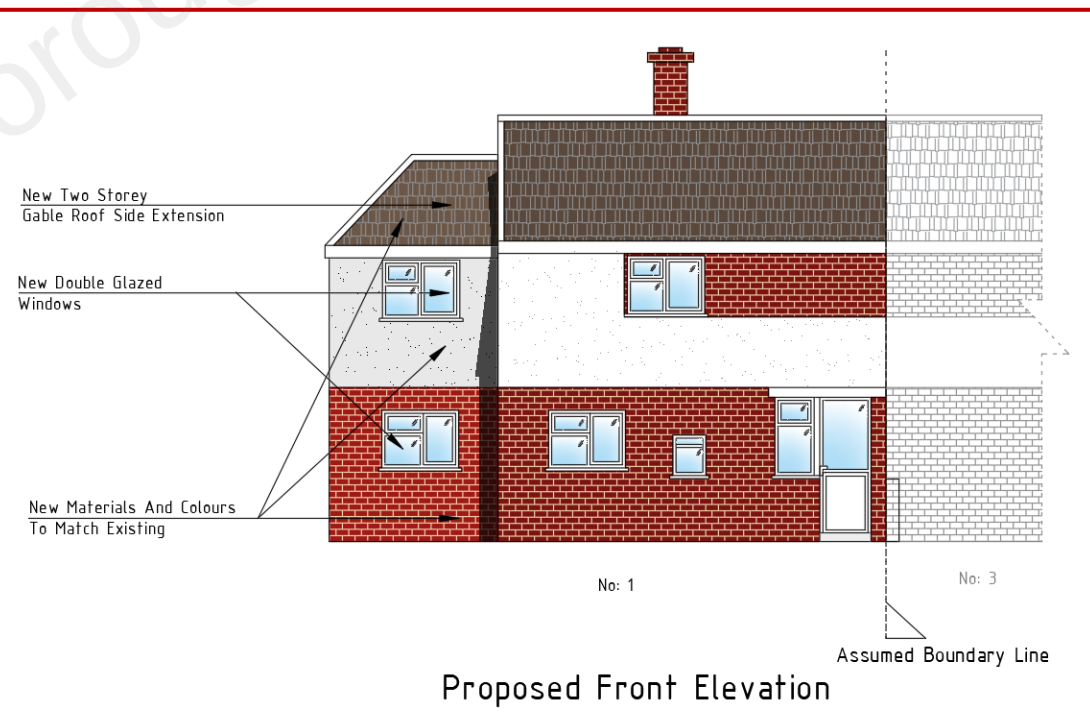
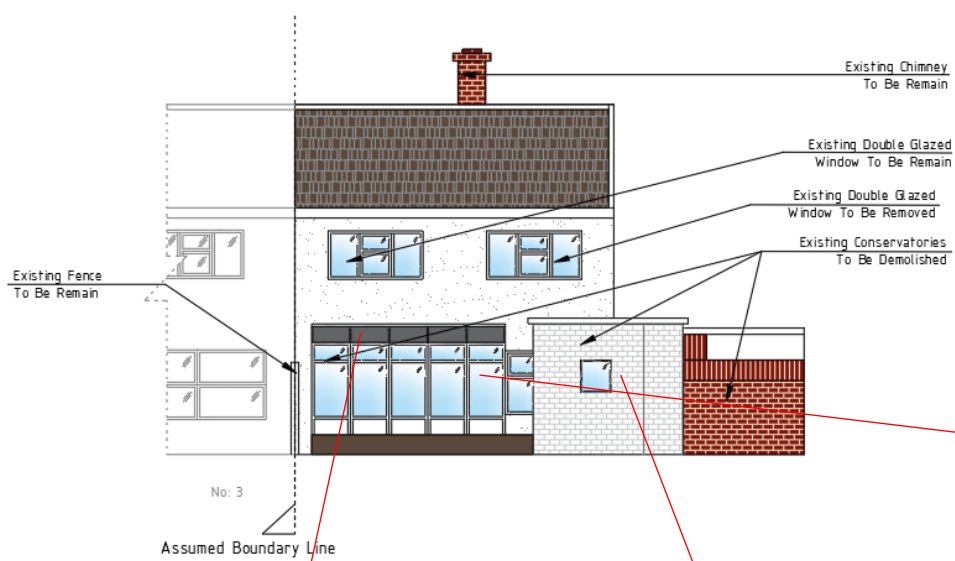
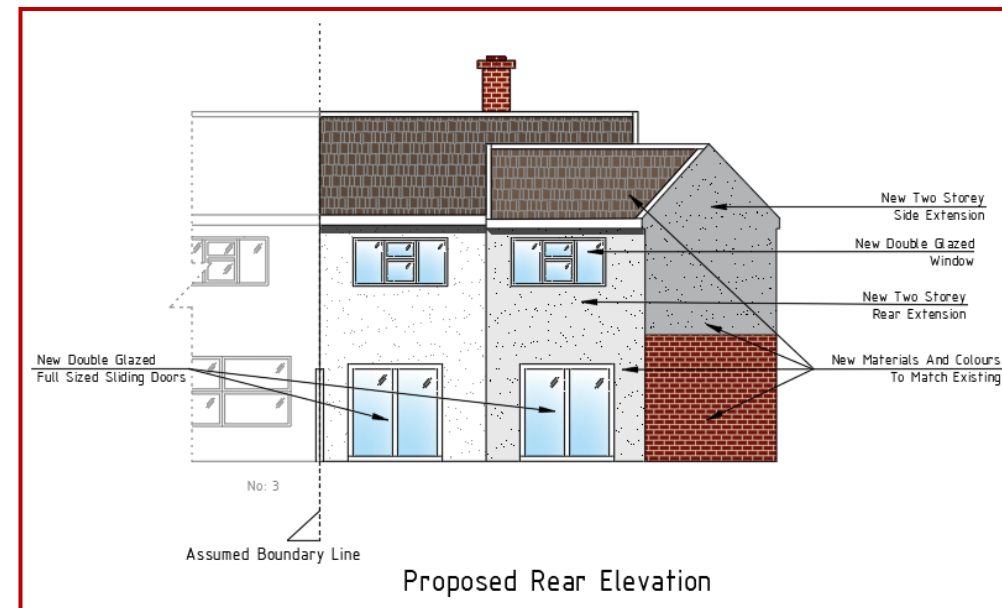


Fig. 5- Existing Front Elevation- Photographs and Proposed Front Elevation

1 STRUTTONS AVENUE, NORTHFLEET, GRAVESEND, DA11 7EJ



Existing Rear Elevation

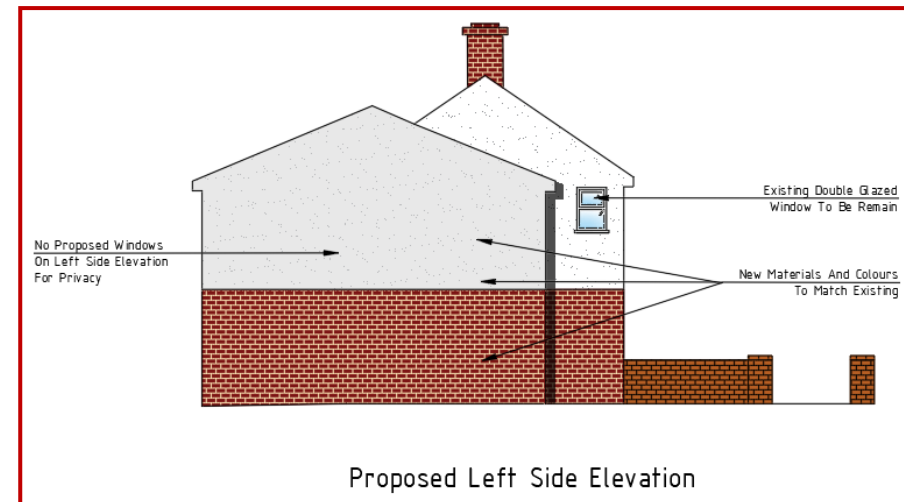


Proposed Rear Elevation

Fig. 6- Existing Rear Elevation- Photographs and Proposed Rear Elevation



Existing Left Side Elevation



Proposed Left Side Elevation

Fig. 7- Existing Left Side Elevation- Photographs and Proposed Left Side Elevation

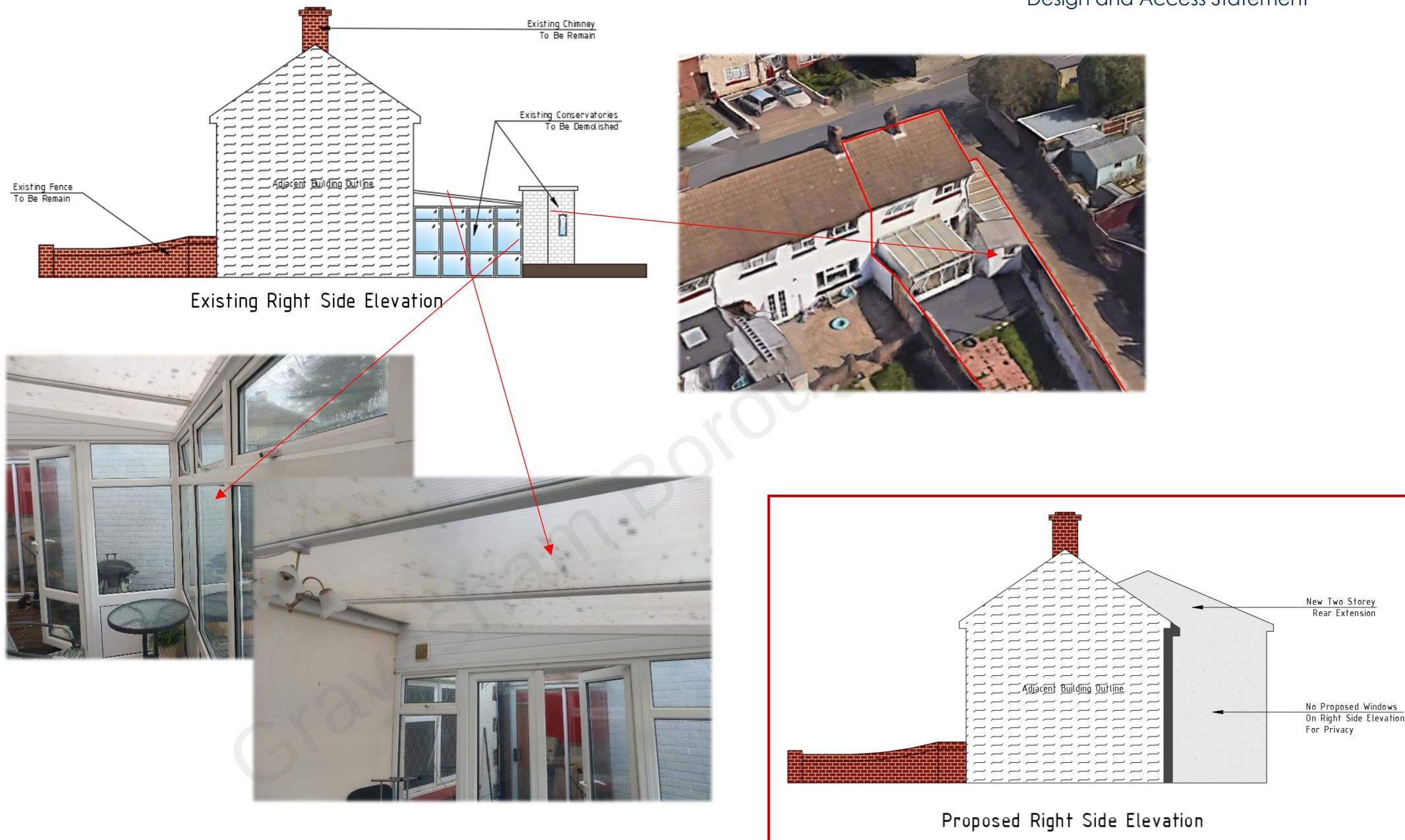


Fig. 8- Existing Right Side Elevation- Photographs and Proposed Right Side Elevation

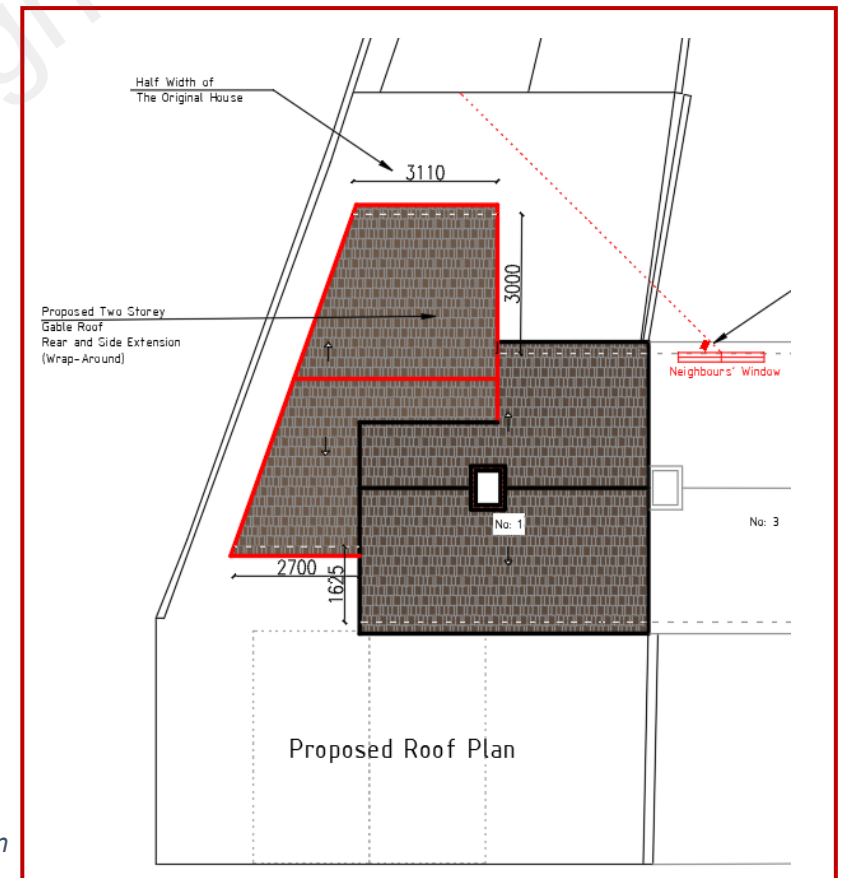
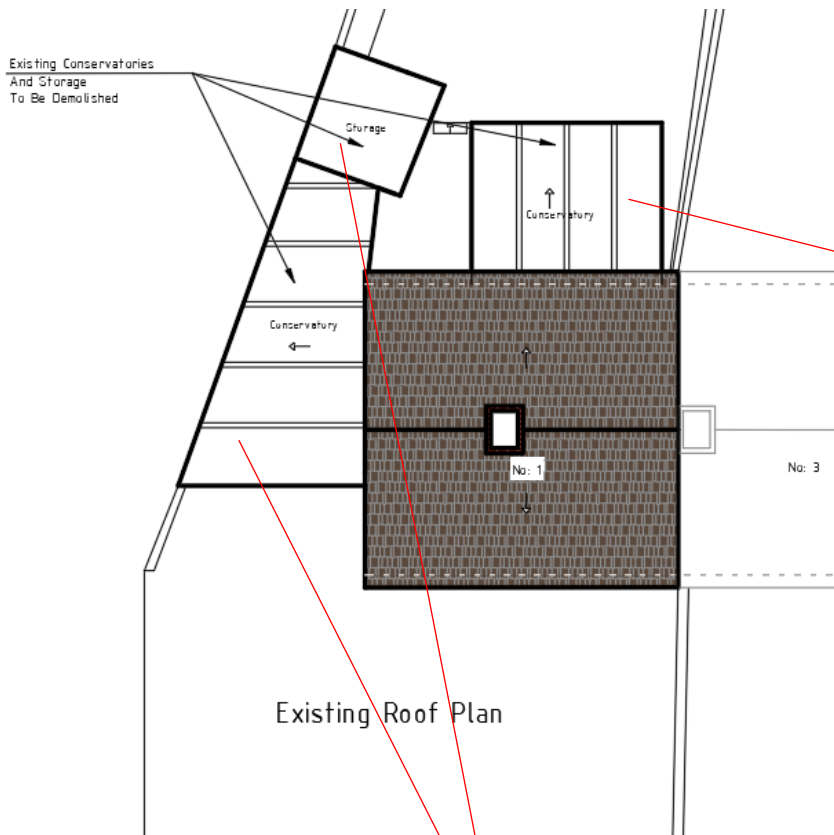


Fig. 9- Existing Roof Plan – Google Earth 3D Views and Proposed Roof Plan

4. Planning History

4.1. There is no relevant planning history.

5. The Planning Policies

- National Planning Policy Framework (2021)
- Gravesham Local Plan Core Strategy (September 2014)
- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)

National Planning Policy Framework (2021)

5.1. In the first instance it is necessary to consider the national planning policy context which is the National Planning Policy Framework (NPPF) published in 2021.

▪ Section 2 – Achieving sustainable development

5.2. Plans and decisions should apply a presumption in favour of sustainable development.

5.3. For plan-making this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁷; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.4. For decision-taking this means that:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

▪ **Section 12 – Achieving well-designed places**

- 5.5.** The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

- 5.6.** Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.

Gravesham Local Plan Core Strategy (September 2014)

- 5.7.** Together with the NPPF, the Gravesham Local Plan Core Strategy document will be the main basis for decision-making and managing development.
- 5.8.** The Local Plan is part of the Government's planning system, introduced by the Planning and Compulsory Purchase Act 2004 (as amended). The Local Plan will consist of a collection of local development documents including Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).

▪ Policy CS01 – Sustainable development

- 5.9.** Planning applications that accord with the policies in the development plan for Gravesham will be approved without delay, unless material considerations indicate otherwise.
- 5.10.** When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and in this Core Strategy. It will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

5.11. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and • demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

▪ **Policy CS02 – Scale & distribution of development**

5.12. The development strategy for the Borough is to retain and improve the existing stock of housing and suitable employment land and to make provision for the Borough's objectively assessed need for at least 6,170 new dwellings delivered at a variable rate as follows; at least 325 dwellings per year for 2011/2012 – 2018/2019, at least 363 dwellings per year for 2019/2020 – 2023/2024, at least 438 dwellings per year 2024/2025 – 2027/2028, and at least 186,490 sq m gross employment floorspace (within use classes B1, B2 and B8) during the plan period.

▪ **Policy CS18 – Climate change**

5.13. This policy will be delivered through development management decisions and the Site Allocations and Development Management Policies Development Plan Document.

5.14. The role of national government in revising building regulations to raise the quality of new homes, reduce their environmental impact and facilitate future adaptation is also key to the delivery of this policy.

▪ **Policy CS19 – Design & development principles**

- 5.15.** This policy will be delivered through development management decisions and the Site Allocations and Development Management Policies Development Plan Document.
- 5.16.** The production of the following Supplementary Planning Documents will be considered:
- Sustainable design and construction
 - A revision of the minimum space standards as currently set out in the Council's Residential Layout Guidelines Supplementary Planning Guidance
 - Design principles including information needed to fill the gap left by the deletion of Planning Policy Statement 23: Planning and Pollution Control

SPG2 - Residential Layout Guidelines (2020)

- 5.17.** All planning applications for new dwellings, extensions to existing dwellings, flats, maisonettes and bedsitters (whether they are new buildings or are to be achieved by conversion), must comply with the Borough Council's adopted Residential Layout Guidelines.
- 5.18.** Table one provides guidance on floor areas which would be acceptable, from a planning point of view, for typical rooms. Dwellings with three or more bedrooms will be expected to have separate dining facilities, or be provided with kitchen/diners or lounge/diners which are significantly larger than the minimum floorspace requirements.

Table 1

Function of room	Floorspace sq.m
Double bedroom	11.2
Single bedroom	6.5
Living room	13.2
Dining room	9.5
Kitchen	7.2
Kitchen/diner	12.0
Lounge/diner	18.0
Bathroom and WC	3.6
Bathroom only	2.8
WC only	1.3

5.19. External access should be provided to the rear garden of a house.

SPG 4 – KCC Vehicle Parking Standards (2006)

5.20. The Kent standards take into account the type of development as follows:

Maximum Vehicle Parking Standards

	Car Parking
1 bedroom	1 space per dwelling
2 and 3 bedrooms	2 spaces per dwelling
4 or more bedrooms	3 spaces per dwelling
Sheltered Accommodation	1 space per resident warden + 1 space per 2 units
Notes:	1. For 1-bedroom dwellings the parking will usually be provided as communal spaces. For other dwelling sizes part or all of the parking can be provided on a communal basis. 2. The level of car parking provision includes any garages, provided as an integral part of the dwelling or within its curtilage, and/or driveways provided within the curtilage, subject to the preferred sizes set out in Appendix B.

Minimum Cycle Parking Standards

Individual residential dwellings ⁽¹⁾	1 space per bedroom
Flats & maisonettes ⁽²⁾	1 space per unit
Sheltered accommodation ⁽²⁾	1 space per 5 units
Notes:	1. Cycle parking provision should normally be provided within the curtilage of the residential dwelling. Where a garage is provided it should be of a suitable size to accommodate the required cycle parking provision. 2. Parking provision should be provided as a secure communal facility where a suitable alternative is not available.

Householder Extensions/Alterations Design Guide (2021)

- 5.21.** It is usually preferable for an extension to have a lower roofline and be set back behind the front building line. In most cases a flat-roofed extension to the front or side, or where clearly visible from the street, will not be supported.
- 5.22.** Windows, balconies and raised decking can result in the loss of privacy to neighbouring properties from overlooking of their private amenity areas, or from direct close views into windows.
- 5.23.** Careful consideration will need to be given to the relationship to existing neighbouring windows and to the size and design of an extension that may change the outlook from a neighbouring property.
- 5.24.** Roof tiles or materials should match the existing in terms of materials, texture, colour and size.
- 5.25.** Extensions should maintain a garden area that allows for practical use and reflects the established character of the area and the size of the house.
- 5.26.** Houses on corner plots may have capacity for two-storey extensions that extend to the side or rear. Extensions should follow the relevant advice given in preceding sections and ensure:
- **Building Line:** Development should generally reflect the surrounding building lines where they are a key and clear part of the local character. Any projection forward of the building line on the return street must be very carefully considered as this will be highly visible. This may be resolved through the massing (such as stepping), fenestration or material treatment of the proposal. Views along the return street to the proposed building should be understood and taken into account.
 - **Roof Form:** The relationship between the roof of the existing property and an extension on a corner is carefully considered.

- End Walls: Extensions that result in overbearing end walls, including blank, uncharacteristic gables, or flank walls, will generally not be acceptable. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.

6. Design Process

Design Process

- 6.1. During the design stage of the extension, we worked on three different alternatives when deciding on the form and roof pitch. In addition to the design detailed in The Proposal section of this statement, we produced two other alternatives.
- 6.2. In the first alternative, we made the roof pitch on the front facade of the extension compatible with the original house's roof pitch. This was because the left side elevation of the house was the most visible from the street, while the right side elevation was adjacent to other buildings and gardens, so it did not have much visual impact.

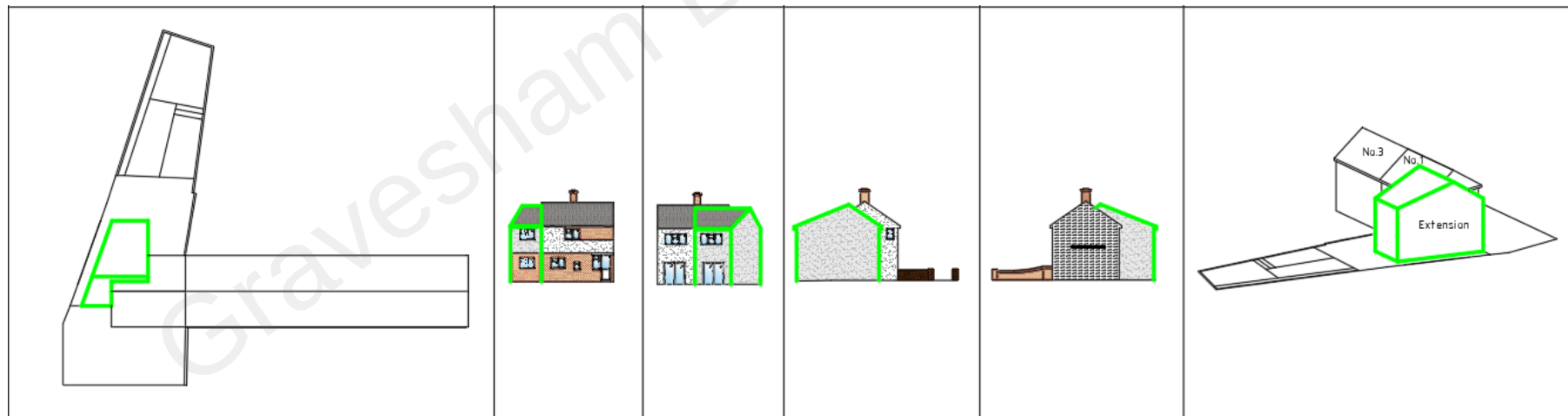


Fig. 10- Proposed Drawings of Alternative Design - 1

- 6.3.** In the second alternative, we did the opposite and made the roof pitch on the rear facade of the extension compatible with the original house. In this case, the side elevation visible from the street did not match the main building.



Fig. 11- Proposed Drawings of Alternative Design - 2

- 6.4.** In the final and chosen alternative, we designed the roof of the extension with an equal pitch from two sides, like all the surrounding neighbour properties. As a result, the compatibility of the extension with the neighbourhood was achieved to a greater extent.

7. Appraisal

- 7.1. The proposed extension will have a lower roofline and be set back behind the front building line, in line with design guide recommendations.
- 7.2. Careful consideration will be given to the relationship to existing neighbouring windows to ensure there is no loss of privacy for neighbouring properties from overlooking of their private amenity areas or from direct close views into windows.
- 7.3. The size and design of the extension will be carefully considered to avoid changing the outlook from a neighbouring property.
- 7.4. Roof tiles and building materials used in the extension will match the existing ones in terms of materials, texture, colour and size.
- 7.5. The proposed extension will maintain a garden area that allows for practical use and reflects the established character of the area and the size of the house.
- 7.6. As the original house is on the corner plots, the proposed extension will follow the relevant advice given in the design guide, including careful consideration of the building line, roof form, and end walls to ensure they are in line with the surrounding building lines and do not result in overbearing end walls or flank walls.
- 7.7. Walls of the proposed extension will not form the site boundary with the public highway to avoid being oppressive and encouraging antisocial activities.

Access and Parking

- 7.8. The existing site access will be retained, while also incorporating supplementary access to the rear garden.
- 7.9. The proposed access and parking arrangements have been designed to ensure that there is no negative impact on the safety of pedestrians and the flow of traffic.
- 7.10. Adequate space for 2 vehicle parking will be implemented to the front. Each parking space will be 2.5 m wide and 5 m deep.
- 7.11. 3 cycle parking spaces will be provided on the rear garden within the curtilage of the house.

8. Conclusion

- 8.1. Having regard to the above, it is considered that the proposed development accords with the policy objectives of the current Local Plan and the NPPF. Planning Permission should therefore be granted for this proposal having regard to the benefits outlined in this statement.