

Planning, Design & Access Statement

70 Truro Road, Gravesend Kent DA12 5RF

Demolition of outbuilding and erection of side extension (filling of the ginnel) and single storey rear extension.

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GRAHAM SIMPKIN PLANNING

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1 Introduction

1.1 This Statement has been submitted in support of a householder planning application for the following development at 70 Truro Road, Gravesend DA12 5RF (hereafter referred to as 'the Site'):

“Application for demolition of outbuilding and erection of side extension (filling of the ginnel) and single storey rear extension.”

1.2 The purpose of this development is to erect a single storey rear extension to create extra room for the occupants of the dwellinghouse as well as infill the ginnel to create a separate storage area accessed from the front of the property and a utility room. It is also proposed to provide an additional, larger utility / storage area on the ground floor, together with an accessible bathroom as well as the kitchen being opened up to the anteroom, creating further space and a new open plan dining area to the rear.

1.3 The following Land Registry titles are affected by the proposed development. The site is currently owned by Gravesham Borough Council, but the applicant is in the process of purchasing it.

Land Registry Title	Description
K947061	Land at Truro Road, Gravesend



2 Site Context

- 2.1 The site is located on the North side of Truro Road a short distance from its junction with Bristol Road. The property itself is a mid-terrace two storey house, with a large front and rear garden. There is access to the rear of the property via a small private lane which runs along the back of the properties along this part of Truro Road.
- 2.2 The property has been constructed using red stock brick, white UPVC doors and windows, with plain concrete roof tiles. Most of the properties along this part of Truro Road are consistent with this style, although some have been finished with render.
- 2.3 In terms of extensions, several properties have erected both side and rear single storey extensions of similar fashion to create further space. Notably extensions to be approved are at 47 Truro Road (erection of single storey rear and side extension to main property and new single storey annexe to end of rear garden) and 57 Truro Road (demolition of existing conservatory and erection of single storey rear extension).
- 2.4 The site consists of the dwelling itself, and two outbuildings in the rear garden. There is an enclosed ginnel connecting the front and rear of the property.
- 2.5 The photograph below shows the front of the property.

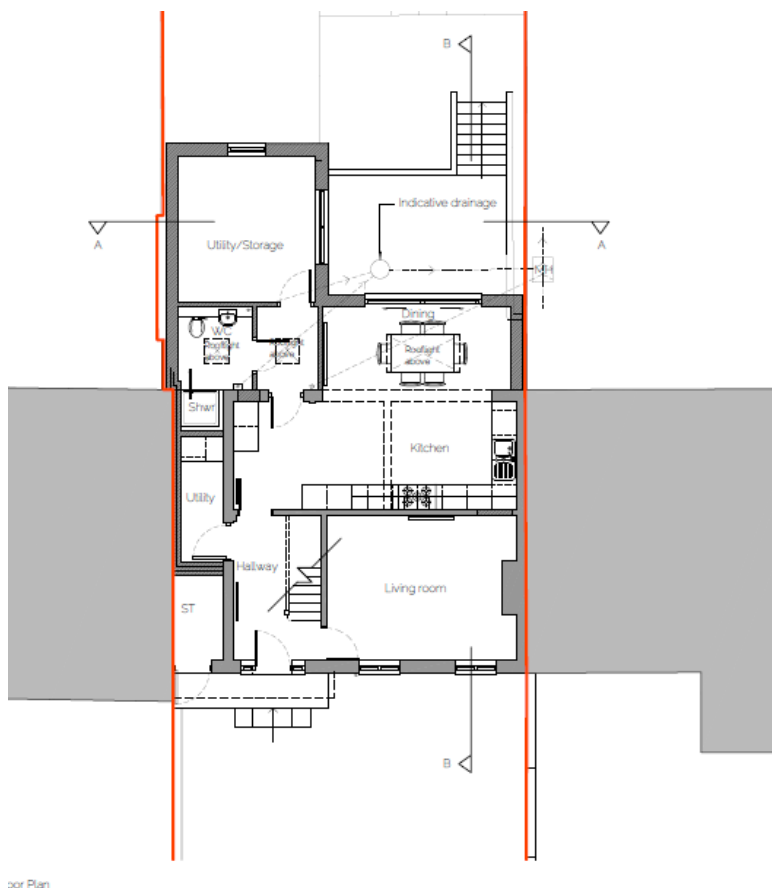


3 Relevant History

- 3.1 There is a single past planning application that was approved on 1st August 2023 for the formation of vehicular access and associated hard standing. This was undertaken by previous occupants without permission, but current occupants submitted for some pre-application advice in January 2023 (Ref. No: **PRE20230028**) and since applied for householder application in February 2023. This in turn was approved in August 2023 (Ref. No: 20230805)
- 3.2 There is no other relevant planning history in this case.

4 Proposed Development

- 4.1 Works to erect a single storey rear extension as well as fill the current ginnel to become part of the main dwellinghouse.
- 4.2 **The proposed block plan (4015/04)** shows the proposal. The existing out buildings will be removed, their current purpose being a utility space, a toilet and a storage space, and a new L-shaped single storey rear extension will be erected to accommodate these uses. Additionally, the kitchen wall will be removed through to the anteroom to create a larger open plan kitchen / dining space that will open onto the patio. A second, smaller utility room will be provided in the place of the ginnel.
- 4.3 The proposal will create a more usable free flowing space for the occupants. A ground floor bathroom is to be provided, which together with the open plan layout will make the property more accessible.
- 4.4 The extract below from the proposed block plan shows the proposal:



5 Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Court of Appeal has clarified that for a decision maker this means establishing whether a proposal is in accordance with the development plan as a whole. The question of compliance with one policy should not dictate the outcome of a proposal in the absence of considering compliance with all other relevant policies. Decision makers are therefore tasked with identifying and understanding all relevant policies and material considerations in order to reach a properly informed planning judgment on a proposal, and to avoid an irrational or vulnerable decision that may be subject to criticism in a public law challenge.
- 5.2 Paragraph 2 of the National Planning Policy Framework ('the Framework') reiterates what is said in Section 38(6), whilst paragraph 12 of the Framework is clear that the development plan is the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 5.3 Paragraph 38 of the Framework encourages local planning authorities to approach decisions on proposed development in a positive and creative way. It also encourages working proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area, adding that decision-makers should seek to approve applications for sustainable development where possible.
- 5.4 Annex 1 of the Framework confirms that for the purposes of decision-taking, the policies in the plan should not be considered out-of-date simply because they were adopted prior to the publication of the Framework. It adds that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, with greater weight being given to those policies that are closer to the policies in the Framework.

Development Plan

5.5 It is understood that the Development Plan for the area within which the Site is located comprises the following documents:

- Gravesham Local Plan Core Strategy and Policies Map, September 2014
- Saved policies in the Gravesham Local Plan First Review, November 1994
- The Kent Minerals and Waste Local Plan 2013 - 2030 (July 2016, revised 2020)

5.6 The relevant policies for this proposal are considered to be as follows:

Gravesham Local Plan Core Strategy 2014:

- CS01 – Sustainable Development
- CS19 – Design and Development Principle

Saved Policies in the Gravesham Local Plan First Review 2014:

- Section 3 – The Borough Council's approach :
- Section 3 – Character of the housing area

Other Material Considerations:

- Householder Extensions/Alterations Design Guide (2021)
- SPG2 – Residential Layout Guidelines (2020)

6 Planning Assessment

Key Issues

6.1 The key issues in this case are considered to be:

- Principle of Development
- Design, Character, and Appearance
- Amenity of Future Occupiers and Neighbours

Principle of Development:

6.2 Policy CS19 provides details of a range of aspects to which all development within the Borough should adhere to. All proposals for development should consider the factors within this policy and ensure that there are no conflicts wherever possible. In terms of this proposal, the design and layout accord with the adopted Residential Layout Guidelines.

6.3 Policy CS19 also sets out that development should be *“...visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic, and natural environment, integrate well with the surrounding local area, and meet anti-crime standards.”*

6.4 It is considered that this proposal meets the aspirations of this policy.

Design, Character, and Appearance:

6.5 The Council's Householder Extensions/Alterations Design Guide (2021) sets out detailed guidance with regards to single storey rear extensions and sets out that despite not being entirely visible from the streetscape, it can have an effect on the neighboring community. It is therefore essential that extensions have the relative depth, width, and design in order to match to the surrounding character. Additionally, the design and materials must have a similarity to surrounding dwellinghouses.

6.6 Furthermore, they must not interfere with neighbours in terms of their light/outlook, and it should not overlook into neighboring properties.

- 6.7 Lastly, in relation to your the properties own curtilage, adequate garden area must be retained following the development (as stated in the GPDO).
- 6.8 These elements have been included in the design, and the proposal is therefore considered to be in accordance with the Design Guide.

Amenity of Future Occupiers and Neighbours:

- 6.9 Policy CS19, SPG2 – Residential Layout Guidelines (2020), and the Council's Householder Extensions/Alterations Design Guide (2021) all highlight the importance of safeguarding the amenity of neighbouring properties as well as the amenity of the future occupiers.
- 6.10 In terms of the amenity of future occupiers, this proposal will further increase the living space while improving the appearance of the rear garden. This proposal therefore improves the amenity.
- 6.11 In terms of the amenity of the neighboring properties, the proposal will not cause any loss of day or sunlight, loss of privacy or create any additional noise, odors, or disturbance.

7 Conclusions

- 7.1 The proposal will create an attractive and suitable area for the occupant's day to day life whilst creating further storage and creating a more efficient use for the ginnel.
- 7.2 The principle of the development is acceptable and in accordance with the relevant adopted planning policies, the design, character, and appearance will fit in well with the area and is in line with the guidance set out in the Councils documents. There will be no harm to the amenity of the future occupiers or the neighboring properties. This development proposal is sustainable and in line with the adopted policy aspirations.
- 7.3 In consideration of all relevant development plan policies and material considerations, this application should be viewed positively by the authority, and it is respectfully requested that this submission is approved.