

Gravesham Borough Council

Design Statement

Householder Application @ 4 Lanes Avenue, Gravesend, Kent, DA11 7HR

On Behalf of: Vilciu John Ionel

Our Reference: KP838/2024

This statement supports the proposed development for a 2-storey side and rear extension, loft conversion, porch, and associated internal and external alterations to create a larger single-family dwelling. The application follows the refusal of the previously submitted application under Planning Application No: 20250860.

This revised design has been prepared in response to follow-up feedback provided over the telephone by the case officer and addresses the reasons for the previous grounds of refusal. The scale and bulk of the scheme have been reduced by removing the dormer and making other amendments, resulting in an alternative and improved layout.

The proposed development replicates the existing property in terms of eaves and roof detail, retains the same overall height and as the existing front wall, and ensures that the two-storey side extension does not project beyond the original rear wall. The extensions are modest in size and bulk.

To avoid potential overlooking issues, there are no windows proposed on the side elevation facing 6 Lanes Avenue. Additionally, the internal layout has been revised to address overlooking concerns previously highlighted, particularly regarding the position of the ground-floor bedroom, which has now been amended.

The proposed development is sympathetic to the character of the area while meeting the growing needs of the family. Adequate parking and cycle storage are provided, and there is an enclosed bin storage area for segregated waste.

Overall, the proposed development would provide high-quality living conditions for future occupiers, respecting the character of the surrounding area and safeguarding residential amenity, in full accordance with the Gravesham Local Plan Core Strategy and National Planning Policies.