



Architects

SINGLE STOREY REAR EXTENSION TO EXISTING DWELLING

WITH ASSOCIATED INTERNAL AND EXTERNAL WORKS

at

17 Harman avenue
Gravesend
Kent
DA11 7RJ

for

Mrs Harpreet Dale

Design & Access Statement

24th April 2025

By Leslie D May

DAC Architects

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Established in 1967

DAC Architects is a trading name for DAC Architectural Services Ltd
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This design & access statement has been prepared in support of an application for a Prior Approval Application for a rear extension with internal alterations and associated external works.

Introduction & Use

17 Harman Avenue is a 2 storey 3 bedroom semi detached dwelling house that is located within Gravesesham urban area [CS2]

The proposal is to construct a new extension compliant with Prior Approval constraints for a Larger Home Extension.



p-001 aerial view looking north identifying site and context

The application will regularise the existing situation and provide an improved and energy efficient extension in place of the existing conservatory.

The proposal is in line with various neighbouring properties that have also extended.

Energy efficiency

The extended areas will also be insulated to meet or exceed the following “U” values:

- Roof 0.15
- Walls 0.18
- Floor 0.18

Alongside the clients wish to improve the rear conservatory it is also driven by an intent to improve the thermal performance of the house.

Relevant Policy

National Planning Policy Framework (NPPF) Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay.

Application to determine if prior approval is required for a proposed: Larger Home Extension

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A

The 'prior approval' process only applies to larger single-storey rear extensions. This is defined as extending beyond the rear wall of the original house* by:

- a. over four and up to eight metres for detached houses; and
- b. over three and up to six metres for all other houses

This application falls within category [b]

The land does not fall within Article 2 (3) ie:

- a conservation area; or
- an area of outstanding natural beauty; or
- an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside; or
- the Broads; or
- a National Park; or
- a World Heritage Site

We confirm:

- The rear extension proposal depth is circa 4360mm deep x 4356mm wide.
- The height will not exceed max height of 4m and will not be higher than the ridge-line of the house.
- The eaves will not exceed a height of 3m at the juncture with the main property and to the adjoining boundary with number 19. The dimension to the top of eaves is 2975mm to GL
- The proposal does not exceed 50% of the original space around the house including any existing extensions and outbuildings or sheds etc.
- The extension will be constructed of materials of a similar appearance to the existing house.
- Does not extend beyond a side elevation that fronts a highway or the principal elevation of the original dwelling house

We enclose the following documents:

- 5496 D-00 – site location plan
- 5496 D-01- plans elevations and section as existing
- 5496 D-02- plans elevations and section as proposed
- 5496 – planning statement

The address of the adjoining properties are:

- 19 Harman Avenue Gravesend DA11 7RJ
- 15 Harman Avenue Gravesend DA11 7RJ



p-002 neighbouring properties 15, 17, and 19 Harman avenue



p-002 rear view neighbouring properties 15, 17, and 19 Harman avenue

Planning History

- Application for a Lawful Development Certificate in respect of the proposed construction of a dormer extension in the rear roof slope, a hip to gable roof extension and conversion of the roof space into habitable rooms.

Ref. No: 20210357 | Status: Certificate Granted

[not implemented]

Other relevant approved applications:

No 15 Harman Avenue

- Erection of single storey side extension to form a garage incorporating side boundary wall.

Ref. No: 19940443 | Status: Application Permitted

- Demolition of attached garage and part kitchen and erection of a two storey side extension to form garage, utility room, conservatory and enlarged kitchen at ground floor level with bedroom/study and landing at first floor level.

Ref. No: 20020329 | Status: Application Permitted

- Demolition of part of existing kitchen and erection of single storey side and rear extension to form enlarged kitchen, utility room, w.c./cloakroom and conservatory.

Ref. No: 20040084 | Status: Application Permitted

No 19 Harman Avenue

- Demolition of existing side extension and erection of a two storey side and single storey rear extension to form a garage, enlarged kitchen and wc at ground floor level with a bedroom and laundry room at first floor level; construction of a dormer extension in existing and proposed roof slope and conversion of roof space into a games room and TV room.

Ref. No: 20110759 | Status: Application Permitted

Energy efficiency

The extended areas will also be insulated to meet or exceed the following “U” values:

- Roof 0.15
- Walls 0.18
- Floor 0.18

The client wishes to improve the energy efficiency of the rear conservatory and accordingly the thermal performance of the house.

Conclusion

No 17 Harman Avenue has not had permitted rights removed.

The client wishes to build out within permitted development allowance for extensions to the rear of a property.

Early consultation with both neighbours has commenced [Subject to LA formal consultation and notification]

We respectfully request for confirmation that Prior Approval is required and confirmation that the enclosed proposal are granted.