

**Design and Access  
Statement**

**To accompany the Householder Planning application**

**At**

**76 Kitchener Avenue, Gravesend, Kent DA12 5JF**

**Dated March 2024**

**76 Kitchener Avenue, Gravesend, Kent**  
**DA12 5JF**

**1.0 Introduction**

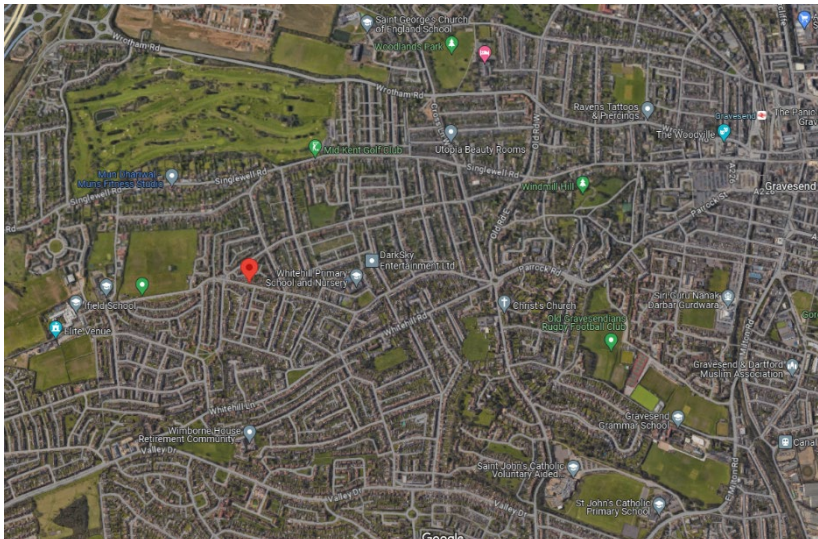
**1.1** This Design and Access Statement has been produced for inclusion within the Householder planning permission submissions for the property.

**1.2** The Statement explains the reason under which to grant the application and sets out the Planning Policy justification for the project in accordance with the development plan and other material considerations.

**2.0 Description of Site and Surrounding Area**

**2.0** The application site is located off Kitchener Avenue, Gravesend, Kent DA12 5JF about 1.2 miles from Gravesend Station.

**2.1** The context surrounding the site is predominantly residential. The site is not within a Conservation Area. The site is well served by local amenities with local shopping on Sun Lane, at the bottom of Kitchener Avenue. There is also a good bus service.



**2.2**

**2.3** The subject premises is currently a 3-bedroom end-terrace property located on a residential road with most other dwellings on the road being of similar build type.

**2.4** The site is of near-rectangular shape and totals approximately 290 m<sup>2</sup> on the ground floor. The application site benefits from both front and rear access provisions – *Please refer to site location*

*and block plans submitted as part of the application proposals.*



**2.5** The site benefits from good levels of public transport, service provision, inclusive of both road and rail infrastructure nearby. In terms of road infrastructure, the application site is located within a short travel distance of the town centre. As well as being within residential development, the property benefits from good road access.

**2.6** The site also benefits from numerous bus routes and a range of services, which link the area to other parts of Kent via the A2.

### **3.0 Planning History of the Site**

**3.1** There are previous applications that may be considered relevant, in terms of the determination of this planning application in respect of the proposal site. A good number of properties on the road have had similar Householder Planning applications granted.

**3.2** Erection of single-storey rear extension and front porch extension | 86 Kitchener Avenue Gravesend Kent DA12 5JF | Ref. No: 20200243 | Received: Wed 04 Mar 2020 | Validated: Wed 04 Mar 2020 | Status: Application Permitted.

**3.3** Erection of two storey side extension to form a kitchen and dining room at ground floor level with two bedrooms at first floor level and re-siting of 1.8 metre high fence along Kitchener Avenue and York Road boundaries. 59 Kitchener Avenue Gravesend Kent DA12 5JF | Ref. No: 20030454 | Received: Tue 27 May 2003 | Validated: Tue 27 May 2003 | Status: Application Permitted.

- 3.4 Erection of a single storey rear extension. 18 Kings Drive Gravesend Kent DA12 5BG | Ref. No: 20180685 | Received: Mon 25 Jun 2018 | Validated: Mon 16 Jul 2018 | Status: Application Permitted.
- 3.5 Erection of a single storey rear extension, construction of a dormer extension in the rear roof slope and conversion of the roof space to habitable rooms and erection of a single storey outbuilding in rear of garden. 33 Kings Drive Gravesend Kent DA12 5BG | Ref. No: 20170150 | Received: Wed 15 Feb 2017 | Validated: Thu 16 Feb 2017 | Status: Application Permitted
- 3.6 Erection of two storey side extension to form kitchen, hallway and garage at ground floor level involving construction of canopy at front with bedroom and ensuite bathroom/wc at first floor level. 30 Kings Drive Gravesend Kent DA12 5BJ | Ref. No: 20070237 | Received: Tue 13 Mar 2007 | Validated: Tue 13 Mar 2007 | Status: Application Permitted
- 3.7 Erection of two storey rear and side extensions, construction of a dormer extension in the rear roof slope, two dormer windows in the front roof slope and conversion of the roof space into habitable rooms. 61 Windsor Road Gravesend Kent DA12 5BW | Ref. No: 20200997 | Received: Tue 29 Sep 2020 | Validated: Tue 29 Sep 2020 | Status: Application Permitted

#### **4.0 The Proposed Development**

- 4.1 Erection of part-two storey and part-single storey rear extension, Construction of a dormer extension in the rear roof slope and conversion of the roof space into a bedroom with En-suite Wc/shower room.
- 4.2 The existing dwelling is a double-storey end-terraced dwelling.
- 4.3 The ground floor had previously been extended with a rear conservatory by 4.5m a while ago, which needs upgrade.
- 4.4 The ground floor extension will be increased to 6m to accommodate a larger kitchen and dining areas. The internal design arrangements will be altered slightly.
- 4.5 The first floor will be altered slightly with the removal of the small front bedroom and the creation of a new third bedroom withing the second-floor extension, and one ensuite additional bathroom.
- 4.6 Subtle alterations will take place to the rear as necessary.
- 4.7 The left elevation hipped roof will be altered to a gable end to accommodate the additional loft space.
- 4.8 A dormer will be added to the rear part of the roof to accommodate the second-floor room spaces, with 3 nos. roof lights added to the front elevation roof.

**4.9** The existing frontage will not be altered other than the insertion of 3 roof lights, but the dilapidated finishes will be updated, matching existing finishes to improve the general looks of the dwelling as part of the development.

**4.10** Similar alterations had already been carried out to a number of properties on the same street and nearby streets.

## **5.0** **Planning Policy**

**4.11** This document sets out the proposed development of Kitchener Avenue, Gravesend, Kent DA12 5JF. This is guided by Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014). Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2019.

## **4.12** **Material Considerations**

**4.13** Materials proposed for the construction will be selected to match the existing and finishes.

**4.14** Proposed materials including roof insulation materials and construction, insulated walls and double-glazed Doors and windows will contribute to conservation of energy making the proposed extension energy efficient and reduce carbon footprint of the whole house.

**4.15** It is acknowledged that the proposed development will be assessed on its own merits and not as a cause of precedent. However, it is notable that because of the multiple alterations along Kitchener Avenue, have had the character and appearance of the rear parts of each dwelling altered. The established character is now for dwellings to have extended Ground and First floors.

## **4.16** **Character and appearance**

**4.17** Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014) and the Council's Supplementary Planning Guidance seek to ensure that new development, including residential extensions are of a high-quality design that respect the scale and form of the host dwelling and are compatible with surrounding development. It also requires development proposals to minimise harm to neighbouring residents and have regard to the quality, materials, and scale of the principal building.

**4.18** The proposed development will be constructed of materials to match the existing dwelling. It will therefore be complimentary to the existing dwelling and the now established character and appearance of the street scene.

**4.19** **Impact on neighbouring residents**

**4.20** The proposed development will have no material impact on neighbouring residents.

**4.21** **Daylight and Sunlight**

**4.22** Proposed extension have no impact on the daylight or sunlight to adjoining buildings.

**4.23** **Access**

**4.24** Unaffected by development

**4.25** **Impact on parking and amenity space**

**4.26** The proposed development will have no material impact on off-street parking or the flow of traffic along Kitchener Avenue.

**4.27** There two off street parking spaces at front of the property.

**4.28** Therefore, there will be no loss of amenity space as a result of the proposed development.

**4.29** It is commonplace throughout London to utilise driveways as off-street parking rather than inside provided garages.

**4.30** **Supporting Documents:**

**4.31** Please see accompanying drawings for full details of the scheme

**4.32** **Design and Layout**

**4.33** The existing building will not change aesthetically or in terms of form and appearance. The building will remain in-keeping with the wider context of the surrounding townscape, landscape and locality.