



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning, Design and Access Statement

Retrospective Planning Permission for Increased Roof Height of Single Storey Rear Extension

12 Cornwell Avenue, Gravesend DA12 5HS

**Prepared by Planning By Design
On behalf of Leonora Wilson**

Application

On behalf of our client Leonora Wilson (Applicant), Planning by Design enclose a planning application for retrospective permission for raising the roof of the existing single storey rear at 12 Cornwell Avenue, Gravesend DA12 5HS.

The application documentation, which has been submitted to Gravesham Borough Council as the Local Planning Authority via the Planning Portal comprises the following:

- Completed Application Form and Certificate Notice;
- Planning, Design and Access Statement (prepared by Planning by Design); and
- Planning Drawings (prepared by Planning by Design).

Site and Surroundings

12 Cornwell Avenue is an ex-local authority 3-bed end-of-terrace property located within a residential area of Gravesham. It has large front and rear gardens, where there are two outbuilding.

The site is not located within any known constraints including Flood Zones or Conservation Areas.

Planning History

There has been one application submitted and granted at the site, to which this application relates:

- 20240967 – Single storey rear extension (depth 6.0m, height 2.95m) – Granted 05/12/2024

No objections were received from neighbouring occupiers during the determination process.

Proposed Development (As-Built)

The application seeks retrospective planning permission for the single storey rear extension as constructed, with a maximum height of 3.5m.

The increase in height was required to provide appropriate structural support and insulation, as well as adequate internal head height. The scale of the development otherwise remains as approved, with no change to footprint, depth, or design intent.

Prior approval permitted a 6.0m deep single storey rear extension with a maximum and eaves height of 2.95m. During construction, it became necessary to increase the roof height in order to comply with Building Regulations, provide sufficient headroom and allow for structural support of the sloping roof.

Planning Policy

National Planning Policy Framework (2024)

National planning guidance, which is a material planning consideration, is largely detailed within the National Planning Policy Framework (NPPF). For decision making, the NPPF advises that local planning authorities should look to approve sustainable development proposals that accord with an up-to-date development plan without delay.

Gravesham Development Plan

The adopted development plan comprises:

- Core Strategy (2014)
- Policies Map

Relevant policies include:

- Policy CS19 (Development and Design Principles) requires development to be visually attractive, fit for purpose and safeguard the amenity of neighbouring occupiers.
- Policy CS14 (Housing Type and Size) supports development that provides functional, adaptable homes in line with modern standards.

In addition, the Residential Extensions and Alterations Supplementary Planning Guidance (SPG) provides detailed advice on the design of extensions.

Planning Considerations

Principle of Development

The principle of householder extensions within an existing residential curtilage is broadly acceptable subject to site-specific considerations and compliance with relevant policies of the development plan.

Design and Character

The extension remains a single storey form and appears subservient to the host dwelling. The additional 0.5m in height does not materially alter the scale, bulk or massing of the approved scheme. Materials used are consistent with the host dwelling and the extension integrates well with the overall property. The proposal is therefore in accordance with Policy CS19 and the SPG design principles.

Residential Amenity

The prior approval scheme attracted no neighbour objections. The additional 0.5m in height introduces no materially greater impact in terms of outlook, overshadowing or dominance when compared with the approved design. The orientation of neighbouring dwellings and the separation provided by garden boundaries ensure that any impact on residential amenity is negligible. The proposal therefore accords with Policy CS19.

Building Regulations and Functional Requirements

The increased roof height was necessary to secure compliance with Building Regulations by providing adequate headroom, insulation, and structural support. The extension therefore provides a functional and fit-for-purpose living space, consistent with Policy CS14.

National and Permitted Development Context

It is relevant to note that permitted development rights allow single storey rear extensions up to 4.0m in height, subject to conditions. Although this extension was progressed through prior approval at 2.95m, the as-built height of 3.5m remains comfortably within the thresholds ordinarily acceptable under national permitted development criteria.

Planning Balance

The proposal represents a minor departure from the approved scheme, comprising only a 0.5m increase in roof height. The extension as constructed is compliant with Building Regulations, provides a high-quality internal living environment and does not cause harm to the character of the property or the amenity of neighbours.

Given the negligible impact of the change when compared to the prior approval, and the fact that the development remains within the scale parameters generally acceptable under permitted development rights, the balance of considerations strongly supports the grant of retrospective planning permission.

Conclusion

The as-built extension should be acceptable in principle; the standard of accommodation; and quality of environment for occupiers will not result in harm to the area's visual or residential amenity.

We respectfully request that the Council supports this application.