

Planning, design and access statement.
78 Darnley Road, Gravesend, Kent, DA11 0SE.
Proposed rear extension.

The property comprises a two storey semi-detached house located on the west side of Darnley Road. The houses in this section of Darnley Road are substantial and in matching pairs and have we proportioned from elevations with projecting bays either side at ground floor level and an attractive front entrance.

Planning approval was granted on the 28th April 2021 under planning application number 20210265 for a two storey rear extension of similar proportions to this proposal. The main changes are that on the northern side it is proposed to take the wall to the rear extension up as a vertical wall, ie without the previously approved set in and sloping roof to the side and also for an internal change from a bedroom on the rear to a bathroom. The change to the wall will mean blocking up the existing window and installing a side window at a high level which will be obscure glazed. The bathroom doesn't have to have a window as it can be mechanically ventilated, however, the applicant would prefer natural ventilation and light to the bathroom.

The earlier approved extension proposal was the subject of a pre-application enquiry, reference number PRE20210034. Other than a brief conversation with Mr Bonthron about the type of application required to make the changes sought, there has not been a pre-application enquiry made this time.

The house is within a conservation area. The principal issue to be considered is whether the proposal will preserve or enhance the character of the conservation area.

The proposed extension will replace a previous single storey flat roofed rear extension with a more attractive extension which will serve the requirements of this family more appropriately. A garage to the rear right side of the garden will also be removed.

The proposal is in-line with relevant Policies within the Gravesham Local Plan Core Strategy, relevant Saved Policies from the Gravesham Local Plan First Review 1994 and with Supplementary Planning Guidance including the Conservation Area Appraisal for this area.

The NPPF 2019 requires development to be sustainable, for spaces to be well designed and Conservation Areas enhanced. It also directs that where the principles of good design and sustainable development should be permitted.

In terms of materials, it's proposed to finish the exterior of the walls with a plain render to match the existing building. As the extension is to the rear of the building, the applicant intends to use white UPVC window profiles and white finished doors. The roof covering to be in a natural slate, Canadian Glendyne slate, which matches the main roof area which has recently be re-slated.



Front elevation.

Design

The proposed rear extension is designed to meet the applicants requirements whilst being in keeping with the house. The external materials will match the existing rear elevation.

Access

The property is in a very accessible location being within walking distance of the town centre, the bus station in Garrick Street and the mainline railway station.

To access the rear extension there will be steps down at the rear due to land levels as there are now to the existing kitchen.

A level threshold can be achieve to the rear from the house to the garden.

END

10.12.2021