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## DESIGN & ACCESS STATEMENT

Job Ref: 5433

**October 2023**



*P001 – front elevation*

This statement is prepared by Leslie D May BA(Hons) Dip Arch RIBA ARB ACArch

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*P002 – rear elevation*

## **Site Description**

The property is situated on the northern side of Gravesend Road, Shorne. The immediate surrounding area is characterised by open fields and the property is within designated Green Belt land. The nearest built up area to Higham is to the east of the site.

The host property is a detached property being 1.5 storey with a rear cat slide roof slope extending further downwards. The resultant effect means the inside of the property has an extended footprint to the rear; space to the rear first floor areas are therefore quite restricted compared to the front of the property in terms of height and natural light.

The front and sides of the property are characterised by red/brown bricks. The rear of the property is clad with weatherboarding, with render at the lower level. The fenestration varies slightly compared with the front of the property.

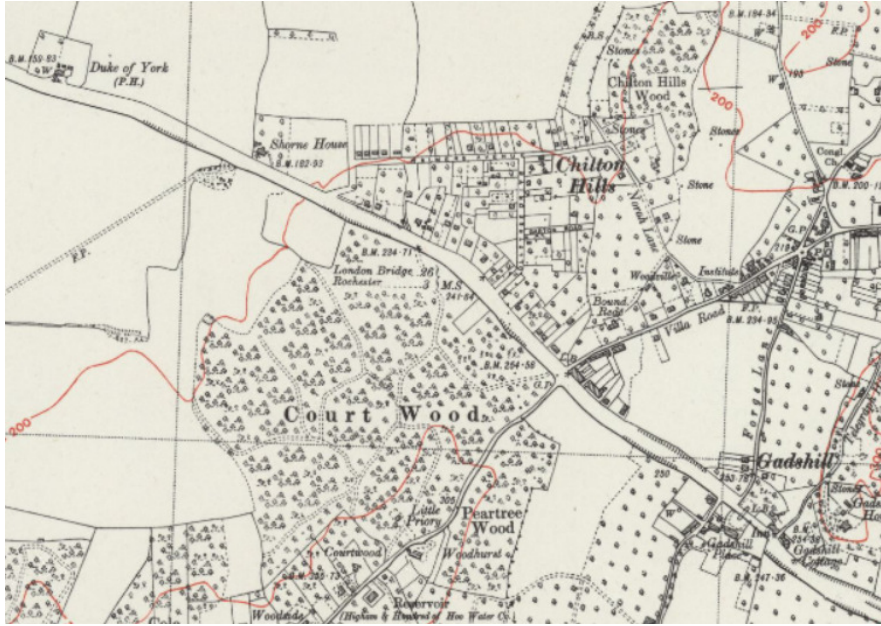
## Site History Mapping



p-003 1861



p-004 1931



p-005 1938

#### Plans/Documents submitted:

- P-01 site location
- P-02 existing plans, elevations and site location
- P-03 old livery stable as existing
- P-04 plans elevations as proposed
- P-05 site plan as proposed
- Design and Access Statement
- Flood mapping data
- Pre application report PRE20210422

#### Planning History

- [Erection of 4 horse livery stables.](#)  
Ref. No: 19740042 | Status: Application Permitted
- [site for the erection of house](#)  
Ref. No: 19570132 | Status: Application Refused
- [Site for erection of dwellings](#)  
Ref. No: 19600156 | Status: Application Refused
- [The crown lifting to 2.4 meters and 15% crown reduction and thinning to 2 no. Yew Trees in the front garden.](#)  
Ref. No: 20160846 | Status: Consent for TPO tree works
- [Change of use from a Redundant Stable into a residential annexe to the existing house and erection of a single storey side extension.](#)  
Ref. No: 20181063 | Status: Application Permitted

- [The 30% crown reduction of two Large Yew Trees \(T1 and T2\) removing up to 1.5m-2m of growth due to the trees becoming lion tailed and blocking light.](#)

Ref. No: 20190785 | Status: Consent for TPO tree works

- [Retention of four livery stables](#)

Ref. No: 19850632 | Status: Application Permitted

## **Proposal**

The proposal is for a single a single storey rear extension. The proposal improves the internal reconfiguration to the rear of the property including the kitchen area. This will include some minor reconfiguration of the patio to accommodate the new extension.

The front reception entrance is wholly utilised by pedestrian visitors to the property only.

A new rear access door is proposed to the east to allow visitors to park to the side of the property and present to the rear.

## **Main Areas of consideration:**

- Principle of the Development
- Design Character and Appearance
- Amenity of future Occupants
- Amenity Impacts

## **Principle of Development**

### Green Belt

The fundamental aim of Green Belt policy is to maintain the sense of openness.

Para. 147 of the National Planning Policy Framework 2021 states that 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.'

Para. 148 states 'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.'

Para. 149 states 'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
  - 1. not have a greater impact on the openness of the Green Belt than the existing development; or
  - 2. not cause substantial harm to the openness of the Green Belt, where the development would reuse previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.'

In this case part (c) is relevant as the proposal involves the extension to a building.

The proposal in our view is acceptable within the Green Belt as it does not result in a disproportionate addition over and above the size of the original building. Policy C13 of the Gravesham Local Plan First Review 1994 states that extensions to dwellings in the countryside will be considered on their merits and lists a number of criteria. One of which is that there will be an overall limit of 1/3 of the gross floor area of the original dwelling.

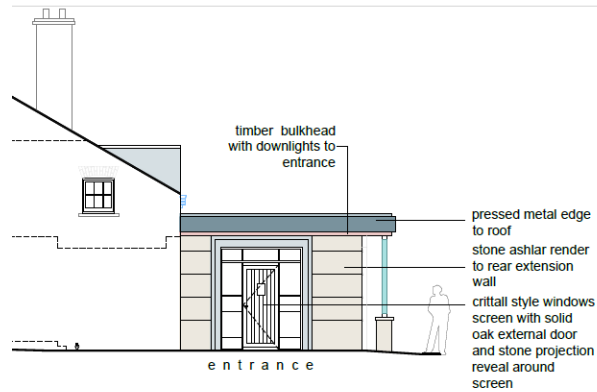
As the building currently stands the main house footprint is approximately 155.7sq.m and the proposed footprint with extension would be 207.4sq.m.

The principle of extending the property as indicated should be supported as long as materials and design was in keeping and generally subservient to the host property.



NORTH ELEVATION

p-006 rear extension to the north



p-007 part side extension east elevation

### Design, Layout and Landscape Character

The front elevation would remain unchanged. Given the position of the host property being setback from the public highway and being adequately screened by the hedgerow fronting Gravesend's Road, the proposal would have little or no impact upon visibility from the east, south and west from Gravesend Road.



p-008 front of property streetscape

The host dwelling deviates from the front, and has weatherboarding to the rear and the fenestration that varies.

The rear extension will be well screened from the front and the sides of the property and will benefit from using quality materials and generally will be subservient to the host

### Amenity of Future Occupiers;

The proposal will benefit the internal layout greatly allowing higher ceilings to the lower ground floor area. With the introduction of glazed screens to the north elevation the proposal will allow increased levels of natural light to the rear of the ground floor layout.

### **Amenity Impacts;**

The site has sufficient hedging around the perimeter of the site and there are no neighbouring directly adjoining the site. Therefore, in terms of amenity impacts it is considered that there would be limited impact to the immediate locality.

### **Impact on Landscape**

The application site is located within Higham Arable Farmlands Landscape Character Area. Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced. The proposal being proportionate to the host property will have limited impacts upon site and setting which will limit the wider impact upon the landscape.

### **Conclusion**

The previous proposal presented to the Local Authority via pre application advice was a larger proposal including additions to the rear and side and generally more intrusive to the host building; the revised scheme balances the need to improve internal layouts, the effect upon the host property and generally the properties setting.

The design will be subservient to the host property and although a fairly modern approach the materials will be wholly appropriate to the rear of the house. The west side elevation will run through with red brick and a lower level plinth will also continue from the host property.

The proposal introduces a small area of patio to the revised footprint; this will be fully permeable and SUDS compliant and will not be raised.

Pre application advice [PRE20210422] has been sought and in response the following advice was offered on the previous larger proposal:

*'the principle of extending residential extensions is considered acceptable'*

*'Therefore, in terms of floor area the enquiry would not be considered excessive and, therefore, meets the criteria of national and local policies'.*

This application responds to the previous advice offered and a more modest proposal has been submitted; that we hope the Local Authority finds to be acceptable and is able to support.

**Leslie D May**

**DAC Architects**