

TN10 Architecture & Design
Planning Statement

4 Petersfield Drive, DA13 0TR - P1

INTRODUCTION

Introduction

The Application Site relates to a detached property located on the northern side of Petersfield Drive. The Site benefits from a large landscaped front garden, a driveway and a garage.

The surrounding area is predominantly residential and characterised by detached properties of different sizes, shapes, architectural style and different roof profiles.

The property is not listed, nor does it form part of a Conservation Area or other special designations.

The Applicant seeks planning permission for a loft conversion with a rear dormer extension, erection of front gable end and 2 front dormers and increase of ridge height of 310mm from 4.99m to 5.3m in order to create habitable space within the roofspace. The proposed gable extension would measure 6.42m wide at the eaves, 5m in height and would project 3.44m from the existing roofslope. The front dormers would both measure 1.75m wide, 1.89m in height and would project 2.63m from the existing roof and would be gable design. The rear box dormer would be 10.62m wide, 2.43m in height and would project 3.28m from the existing roofslope.

PLANNING HISTORY

Gravesham Borough Council refused planning permission at the Application Property for a loft conversion with a rear dormer extension, erection of front gable end and 2 front dormers to create habitable space, on 6th September 2021, application ref: 20210873 for the following reasons:

1. The development would result in an increase in ridge height, together with the introduction of a gable roof extension and dormers to the front and rear that are not design features within the immediate area. The proposal would result in a development that is out of character with the surrounding area and a dominant addition to the application property that is considered to be detrimental to the character and appearance of the property itself and character of the wider area. As such, the proposal would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021).

2. The development would result in the introduction of first floor windows where there currently are none and would have an unacceptable level of overlooking and loss of privacy over the rear gardens of the surrounding properties. As such, the proposal would fail to comply with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021).

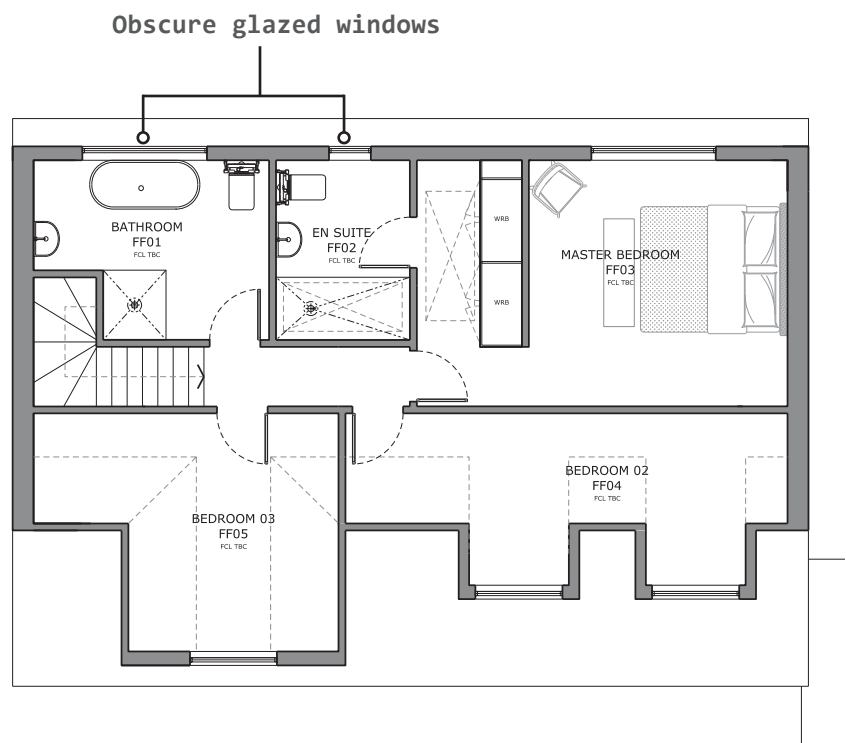
The refusal was appealed and subsequently dismissed. While the appeal upheld the refusal decision on the basis of impact on the amenity of the neighbouring house at no. 6 Petersfield

Drive, it was concluded that the proposal would assimilate with the character and appearance of the existing house and surrounding area and would therefore be in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014, which seeks to secure new development of acceptable scale and appearance. It was also deemed to be consistent with the advice in the NPPF, which states that good design is a key aspect of sustainable development.

DESIGN

Design Principles

The main objective for the design is focused on maintaining the quality of the proposed development brought forward under reference 20210873 whilst nullifying any concerns with regard to overlooking. The top floor has been re-arranged so that the family bathroom and master en suite have been placed in the area of concern and the relevant windows proposed as obscured.



Proposed first floor plan

SUMMARY

The scale and materials of the proposed development will help the proposal remain an important, blending part of the surrounding area's fabric. It is not anticipated that the current proposal will have any impact on the neighbouring amenity other than to improve it. It is hoped that the application will be considered as such.