



Architects

54 Britannia Drive
Gravesend
DA12 4RR

DESIGN & ACCESS STATEMENT

Construction of new single self-build dwelling to the side of number 54 Britannia Drive with associated internal and external works; including removal of double garage.

Following Planning Refusal 20251238 and Pre Application Enquiry PRE20250036



P001 – aerial view of site

FEBRUARY 2026

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This statement is prepared by Architect Leslie D May BA(Hons) Dip Arch RIBA ARB ACArch
This statement should be read in conjunction with the heritage statement.

Introduction

54 Britannia Drive is a three semi-bedroom detached property in the Riverview area of Gravesend.

This proposal has noted the advice given within the previous pre application enquiry and the recent refusal of an extension proposal. This proposal makes note of the original preapplication response and also the advice offered within the refusal notice and delegated report the supporting delegated report and have adjusted the proposal to suit that advice.

The attached proposal seeks to demolish the existing garage and provide a new dwelling; creating a new end of terrace to the existing semi-detached block.

The main reason for refusal of the previous application was bulk and scale:

The proposal is not considered to be subservient to the scale of host dwelling and would result in the dwelling having an incongruous, bulky and overdeveloped appearance. As such the proposal is considered to be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (2014), SPD4 - Householder Alterations and Extensions Guidance (2021) and Section 12 of the National Planning Policy Framework (2024).

This application seeks to address those concerns by:

- Omitting the rear extensions
- Proposing a new dwelling to the land adjacent to number 54 that is adjacent to number 56 and facing the end of gardens.

The proposal site allows a new dwelling to be formed without adversely effecting the surrounding architecture and neighbouring properties.

The proposal

The will provide a new two bedroom dwelling that complies with National Technical Space standards with a good sized master bathroom, ground floor wc and a comfortable open plan living, kitchen, dining area.

Development Plan and other related Planning Policies and Guidance

Section 38(6) of the Planning Compulsory Purchase Act 2004 requires the Borough Council to determine planning applications in accordance with the development plan unless material considerations indicate otherwise. Where there are other material considerations the development plan should be the starting point, and other material considerations should be taken into account reaching a decision. One such consideration will be whether the plan policies are relevant and up to date.

The Development Plan for Gravesham currently comprises:

- Gravesham Local Plan Core Strategy and Policies Map, September 2014; and
- Saved policies in the Gravesham Local Plan First Review, November 1994.

The relevant policies for your proposal are as follows:

- Policy CS01 – Sustainable Development
- Policy CS02 – Scale and Distribution of Development
- Policy CS11 – Transport
- Policy CS12 – Green Infrastructure
- Policy CS14 – Housing Type and Size
- Policy CS15 – Housing Density
- Policy CS18 – Climate Change
- Policy CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review 1994.

- P3 - Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network

National Planning Policy Framework 2024:

- Section 2 – Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment

Other Material Considerations

Supplementary Planning Guidance and other Documents

The Council has adopted a number of Supplementary Planning Guidance (SPG) documents. Development Briefs and Conservation and Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications.

In addition, the Council has adopted a number of documents that have been produced by Kent County Council also as Supplementary Guidance.

<https://www.gravesham.gov.uk/home/planning-and-building/supplementary-planning-guidance/supplementary-planning-guidance>

The following documents are relevant to the consideration of this enquiry:

- SPG4 – KCC Parking Standards (2006).
- Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.
- Householder Extensions/Alterations Design Guide (2021).
- Technical Housing Standards – nationally described space standard (2015).
- Design for Gravesham (2024).

Relevant Planning History

- Pre Application Enquiry PRE20250036

- Application Reference 20251238

Alternative Reference Not Available
Application Received Fri 05 Dec 2025
Application Validated Wed 10 Dec 2025
Address 54 Britannia Drive Gravesend Kent DA12 4RR
Proposal Demolition of garage and erection of a double storey side/rear extension.
Status Application Refused

<https://plan.gravesham.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=T6SGSGHP09O00&previousCaseNumber=000MH6HPBU000&previousCaseUpn=100060922569&activeTab=summary&previousKeyVal=000NU6HPLI000>

Principle of development

The main planning considerations relating to this proposal are:

1. Principle of development
2. Housing need
3. Design, character, and appearance
4. Space Standards
5. Amenity
6. Impact on residential amenity
7. Highway issues
8. Cycle and refuse storage
9. Ecology and biodiversity
10. Biodiversity net gain

These issues are assessed below:

Housing need

With regard to the revised 5 year housing and supply statement the NPPF and Core Strategies as noted in the previous pre application enquiry:

In light of these considerations, there is no objection to the broad principle of residential development subject to the proposal being appropriate in terms of other planning issues.

In determining applications for planning permission involving housing, the Council will therefore need to apply a weighted balance in favour of granting planning permission in accordance with relevant case law and guidance, having regard to the acceptability or otherwise of the proposals when evaluated against development plan policy, the need to make efficient use of land, the relative contribution the proposal makes towards the alleviation of any shortfall in housing delivery at that time and any other considerations material to the proposed development.

Design Character and Appearance

The locality has a very distinct character which comprises semi-detached dwellings located on differing sized plots.

This said there are various examples of properties that have been extended from the original semi-detached footprint in the area.

A few examples of these are:



P002 – 03 Britannia Drive.



P003 – 23 Britannia Drive.



P004 - 3 Sirdar Strand

54 Britannia Drive, Gravesend. DA12 4RR



P005 - 39 Sirdar Strand



P006 - 37 Sidar Strand



P007 - 19 Hopewell Drive

54 Britannia Drive, Gravesend. DA12 4RR



P008 - 19 Hopewell Drive



P009 – 3 Britannia Drive



P010 – 23 Britannia Drive



P011 – 62 Astra Drive



P012 – 03 Michael Gardens

As can be seen there are numerous properties in the area that have been extended or altered from the original two semi-detached plot topography; especially where there is a natural change in orientation or where the plot faces an end of garden situation such is the case with this application.

The pre application enquiry proposed a detached dwelling and concern was expressed that the space between the detached property and number 54 would not reflect the “space in-between” and be characteristic of the locality and in keeping.

Our proposal extends from 54 and although this creates a 3 property block overall; this is reflected by the numerous examples of extended property in the area where the original pairing of properties have been developed.

This would be conducive with the surrounding topography as the site lends itself to this approach due to the relationship with number 56; which allows the dwelling to sit well within the site and would not create terracing effect with adjacent buildings.

The side extension also is positioned well back from the boundary with number 56 Britannia Drive and number 2 Latona Drive and faces the rear gardens due to the local street topography. It our intent to provide a new dwelling of good quality that reflects the general appearance, scale and height of number 54 and the surrounding architecture.

Impact on residential amenity

Paragraph 135 of the NPPF requires planning decisions to, inter alia, provide ‘a high standard of amenity for existing and future users’. In addition, Policy CS19 of the Core Strategy requires new development to be located, designed and constructed to ‘safeguard the amenity, including privacy, daylight and sunlight of its occupants of those of neighbouring properties and land.

As the main aspect of the windows, within the proposed extension is to be towards the front of the property and towards the rear garden area, it is unlikely that there would any significant impacts in terms of window to window overlooking or loss of privacy to neighbouring private amenity areas.

Furthermore, due to the anticipated design, scale, location and orientation of the proposed extension it would be unlikely to result in a significant loss of sunlight/daylight or outlook to the occupiers of neighbouring properties.

There are no windows to the first floor other than a bathroom window that will be provided with obscured glass, and so accordingly no overlooking into garden space is apparent from this elevation.

Internal space standards

All proposed rooms will be in compliance or exceed the requirements of the “Technical housing standards – nationally described space standard” and by so doing provide a good quality of accommodation and meet the minimum standards to room sizes as set out in the Council’s adopted Residential Layout Guidelines.

Amenity Space

The site area equates to 450 sq. m. This allows 243 sq. m site area to the new dwelling and 207 sq. m. to number 54. This allows a good level of amenity to the rear for both properties.

Highway Issues

To address the loss of the garage we propose 4 [no] car parking spaces to the front of the number 54 and the new plot.

We have also introduced appropriate landscaping to complement the front garden and parking spaces with semi permeable pavements all in line with policy.

Policy CS11 of the Core Strategy seeks to ensure that new development mitigates its impact on the highway and that sufficient parking is providing in accordance with adopted parking standards, reflecting the availability of public transport provision and the accessibility of local services and facilities. Saved Policy P3 of the Gravesham

Local Plan First Review requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards.

This proposal provides 3 bedrooms and 4 car parking spaces have been provided to the host property and the new dwelling.

Cycle and refuse storage

The current Kent County Council Vehicle Parking Standards provide minimum cycle parking standards. For residential dwellings there is a requirement of one space per bedroom. Such provision for cycles storage has been provided within the proposed rear garden sheds.

Suitable storage for waste and recycling has been provided to the front garden.

Ecology and biodiversity

With regard to the Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA) it is accepted that payment would be due.

The project is to be developed as a self-build and is not likely to have any impact on biodiversity net gain. This said it is proposed to implement the following enhancements:

4 bat boxes; 6 bird boxes; 1 insect hotel; 1 log store; These features shall be retained and maintained thereafter.

Local Policy SP11 sets out that the biodiversity of the District will be conserved and opportunities sought for enhancement to ensure no net loss of biodiversity.

The proposal includes the retention and future protection of existing trees and vegetation and surrounding soft landscaping.



P010 – log store and insect hotel sited in the vicinity of the carriage port.



P011 – 4 [no] bat boxes will be sited in conjunction with the proposal in and around the site.



P-012 6 [no] bird boxes will be sited in conjunction with the proposal sized to attract a range of birds from robins, wrens, tits, housemartins swifts and swallows etc

Materials

The materials will reflect the surrounding architecture and will be designed to reflect the scale and height of the surrounding architecture.

Brick infill panels grey brick to match existing

Bricks generally multi stock to match exiting

Grey clay tiles to match existing

WORKS OF CONSTRUCTION

The following construction phase methodology will be followed:

1. Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.
2. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.
3. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.
4. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.
5. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Flood Risk

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Conclusion

The proposal will provide a good quality single dwelling which will provide a good level of internal and external amenity whilst not adversely affecting the surrounding architecture or street scene.

The proposal will not have any adverse or measurable negative impact upon neighbours or the locality and accordingly invite approval.

Storage and utility areas have been provided.

Overall the extended property will provide a good quality dwelling for a small to medium large family to live in.

We have addressed the main areas of council policy that has been set out above and have met or exceeded the requirement in all areas.

We accordingly invite approval for this application.

Leslie D May - DAC Architects