



REDMATTONE
DESIGNS

Design and Access Statement

PREPARED FOR

67 Valley Drive, Gravesend, Kent, DA12 5RR

PROPOSED

Amendment to Approved Planning Permission 20240328

DATE

May 26th, 2026



1. Introduction

This Design and Access Statement has been prepared in support of a Non-Material Amendment application relating to the previously approved annex at 67 Valley Drive, Gravesend.

The amendment seeks approval to alter the approved flat roof design to a dual-pitched roof. The proposal has been developed to improve the practicality, durability and appearance of the annex for the long-term accommodation needs of the applicant's disabled parent.

No changes are proposed to the approved footprint, siting, use or internal arrangement of the annex.

2. Site and Surroundings

The property is an existing semi-detached dwelling located within an established residential area along Valley Drive, Gravesend.

Planning permission has previously been granted for the demolition of the existing outbuilding and erection of an ancillary annex with disabled shower room within the rear garden area of the property.

3. Proposed Amendment

The proposed amendment relates solely to the roof design of the approved annex.

The approved flat roof is proposed to be replaced with a dual-pitched roof design. The amendment has been carefully designed to maintain the subordinate appearance of the annex while improving the overall architectural appearance and long-term functionality of the building.

The annex will remain ancillary to the main dwelling and will continue to support the accommodation needs of the applicant's disabled parent.

4. Design

The revised roof form provides a more traditional residential appearance which is considered appropriate within the surrounding context.

The amendment does not materially alter the approved scale, footprint or use of the annex. External materials will remain consistent with those previously approved.

The proposal has been designed to ensure that the development continues to sit comfortably within the rear garden setting without causing harm to the character of the area.



REDMATSTONE
DESIGNS

5. Residential Amenity

The amendment will not result in any unacceptable impact upon neighbouring residential amenity.

No additional windows or openings are proposed, and the relationship with neighbouring properties remains materially unchanged from the approved scheme.

The proposal therefore continues to provide an acceptable level of privacy, outlook and light for neighbouring occupiers.

6. Access

Access arrangements remain unchanged from the approved development.

The annex will continue to be accessed through the main residential curtilage and will remain ancillary to the host dwelling.

The accommodation has been specifically designed to support the accessibility and mobility requirements of the applicant's disabled parent.

7. Conclusion

The proposed amendment represents a minor alteration to the approved scheme and does not alter the nature or use of the development.

The revised dual-pitched roof improves the practicality, durability and visual appearance of the annex while continuing to provide suitable accommodation for the applicant's disabled parent.

The amendment is therefore considered acceptable and approval is respectfully requested.