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Clinton House

Clinton House, Pondfield Lane, Gravesend, DA12 3LD

Planning Statement

Dear Gravesham Borough Council,

Extensions and alterations to existing detached dwelling.

This letter is written in support of a Householder application at Clinton House, Pondfield Lane, Gravesend, DA12 3LD for internal alterations, extensions and modifications to the existing detached dwelling. The proposed works are required to ensure the dwelling is suitable for twenty first century use, given minimum alterations have been carried out on the property since its construction back in the 1960's.

The application site forms part of private residential cul-de-sac accessed from The Ridgeway. The character of the area is large detached dwellings with a very low density. The dwellings surrounding the application site have gone under significant works with large extensions, construction of outbuildings, roof replacements, fenestration and materiality alterations. Clinton House is a detached dwelling with a single storey detached double garage positioned within over an acre of private land. The existing dwelling offers three bedrooms and despite being a two storey dwelling, has the aesthetic of a bungalow from the front with a large sloping roof plane. It is considered that the existing dwelling is not proportionate to the size of the plot and does not maximise the potential of the site. The dwelling is very dated internally and externally, with the original single glazed windows having a significant impact on the performance of the dwelling.

- The site is not located within a Conservation Area.
- The site is not located within a Site of Special Scientific Interest.
- The site is located within an AONB (Kent Downs).
- The site is not located within a National Park.

The aim of the proposed development is to ensure the dwelling meets the needs of the current owners, enhance the character of the building and surrounding context as well as to upgrade the building to comply with current standards. On the main dwelling, two storey extensions are proposed to the west and north elevations with a single storey extension to the north and east. It is also proposed that the existing roof is removed and replaced to enhance the character of the building, as well as carry out required maintenance. The extensions are predominantly concealed from view and the extensions are positioned entirely on existing hard landscaping to maintain the quantity of soft landscaping across the site. The existing garage is sought to be demolished with a new double garage proposed over the existing footprint. To further enhance the current dwelling, a site wide landscaping scheme will be proposed but does not currently form part of these proposals. The existing materiality will be retained across the main dwelling, with the single storey extensions clad in timber cladding to soften the proposals whilst ensuring they respond well to the context. The window and doors will be upgraded, whilst the style of the existing windows are retained. The building will be upgraded thermally with the introduction of internal insulation, new heating system, and the introduction of renewable energy systems, including solar panels and an ASHP.

A review of the Gravesham Borough Council Local Plan, Supplementary Planning Document - Householder Extensions/ Alterations Design Guide and Kent Downs Area of Outstanding Natural Beauty (AONB) Management Plan has been carried out to review planning policies relevant to the proposed development and to consider the wider impact of the scheme.

Gravesham Borough Council Local Plan

- Policy CS01: Sustainable Development

- Policy CS18: Climate Change
- Policy CS19: Development and Design Principles

Supplementary Planning Document - Householder Extensions/Alterations Design Guide

• Character and Design Quality

- Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area.
- Matching roof styles and pitches should be used in new extensions and new extensions should normally not be larger, higher or forward of the existing dwelling unless they echo an existing characteristic in the local area.

• Architectural Detail

- Window arrangements, their proportions, size, materials and opening style should also reflect the existing dwelling.

• Materials

- Extensions should normally be constructed using matching materials to the main dwelling. Matching bricks or render should be used along with similar coursing and pointing detailing and colours.
- Roof tiles or materials should match the existing in terms of materials, texture, colour and size. Where appropriate, extensions may be constructed of an alternative material if this is consistent with other development in the area and where the extension would still be clearly subordinate to the main dwelling.

• Gardens and Trees

- These are an important element of the character of the property, the visual amenity and biodiversity of the locality. Extensions should maintain a garden area that allows for practical use and reflects the established character of the area and the size of the house. Householders should retain as much soft landscaping in their garden as possible, whilst trees within and adjacent to the site should be protected from damage or removal where new extensions are proposed.

• Rear Extensions

- Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- Height: Single storey extensions should not rise above the window sill level of any first-floor windows.
- Width: Generally, extensions should not be of greater width than the original building.
- Pitched roof extensions to single storey properties should use roof shapes which reflect the pitch and type of roof of the original building.
- Materials: Generally, using matching external materials and window/door frames. In some instances, contemporary design may be appropriate, through the use of high-quality materials and design which complements the original house and has minimal impact on neighbouring properties.
- Garden Space: Adequate garden area for the enlarged house should be retained following development.

• Side Extensions

- Footprint: Extensions should generally aim to appear subservient to the original building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported.
- Height: Extensions that directly abut a neighbouring boundary should be designed to minimise impact on neighbouring amenity.
- Width: Extensions should generally be no greater than half the width of the original building.

- xvi. Design: Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original building and local character.
- xvii. Materials: Matching external materials and window / door frames should be used.
- xviii. Garden Space: Adequate garden area for the enlarged house should be retained following development.

- **Doors and Windows**

- xix. Due to the need to protect some of the Borough's most historic areas, the Council has made Article 4 Directions in Conservation Areas which remove some permitted development rights. In other circumstances, changes to doors and windows still need to be of a 'similar appearance' to those within the existing property.
- xx. Windows are a defining feature of a building. Poor window design and placement, and inconsistency of design and size can disrupt the appearance of buildings and the rhythm of the street scene.
- xxi. The type, proportions, frame pattern and materials of the new windows and doors should match those of the original house.
- xxii. New windows should be arranged to line up vertically and horizontally with those of the original house, to give a sense of balance and proportion.
- xxiii. The ratio of solid wall to window should reflect that of the original house or local buildings. The number and size of windows in an extension should be limited to those absolutely necessary; otherwise the elevation would appear too cluttered.

- **Garages**

- xxiv. Detached garages should reflect the design, materials, character and style of the existing property. Garages should not be located in a position which would detract from the attractiveness of the street scene. Usually garages should be positioned to the side of a dwelling.
- xxv. In order to properly function as car parking, garages should provide clear internal dimension of 5.5m (length) x 3.6m (width) for one car and 5.5m by 6m width for 2 cars.

- **Materials and Details**

- xxvi. In areas where there is a strong sense of character through the use of particular materials, extensions and alterations should use materials that respond to this character. Where appropriate, this may allow the introduction of new, high-quality materials, including in historic environments where contemporary materials may be used to offer a contrast to the appearance of traditional materials and enhance the qualities of and provide a clear distinction from the original fabric.
- xxvii. Elevations which are visible from the street, including roofs, should be prioritised in the reuse of materials. A mixture of old and new materials is more appropriate on rear-facing elevations, and should ensure that similar colours, textures and sizes are used to those of the original roof covering.
- xxviii. Innovation or the use of new materials will be encouraged.

Overall, the proposal is considered to be an effective manner in which to develop the site. The development is of a high quality design that incorporates contemporary features, whilst respecting and integrating with the character of the surrounding area. The proposal therefore accords with both local planning policies and Gravesham Borough Councils Design Guide - which has been a useful document in developing the proposals. We believe the proposed design is a sympathetic response to the applicants needs and responds well to the context, neighbouring properties and site constraints. We have tried to include as much information as possible within this application to ensure a smooth determination process. However, if you require any further information, then please don't hesitate to get in touch with us. We wish to positively engage with the Council during the determination of this planning application and we will contact the Case Officer once they have had the opportunity to review the submitted information.