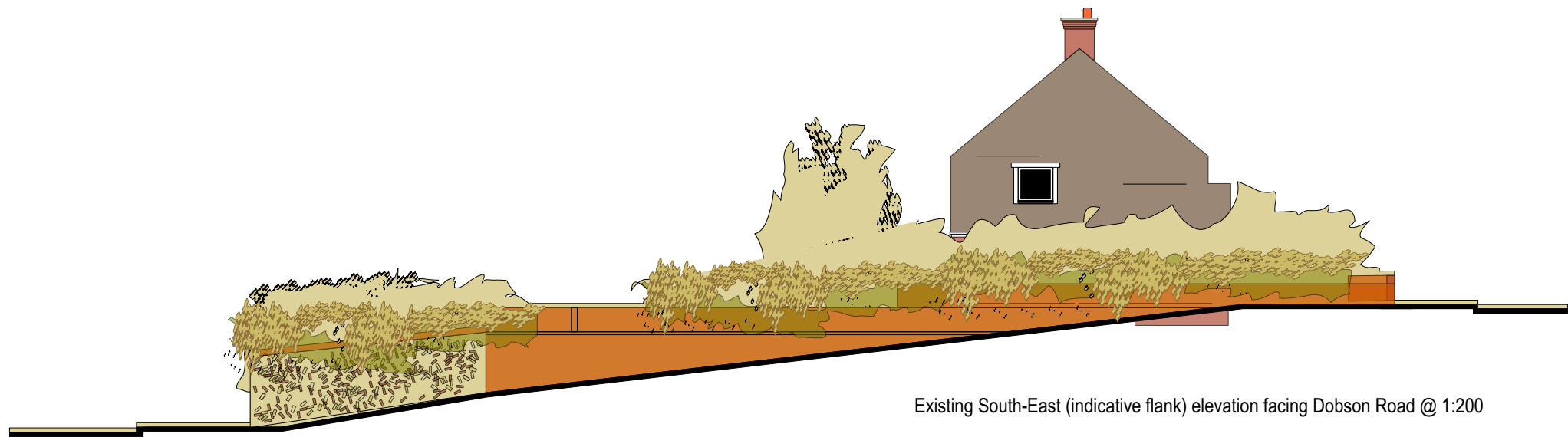




PLANNING STATEMENT

1 INTRODUCTION

1.1 The Proposed one and a half storey side extension has been designed around Gravesham Borough's Development Plan and material considerations.

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021)

and the Householder Extensions/Alterations Design Guide SPD, October 2021.

1.2 The Proposed ensures the extension and alterations to the home are; well-designed, well-built, and sympathetic to the surroundings area and maintain the aesthetic and functional integrity of the property.

Access will be maintained to the building through the same front door and still provide side access to the rear garden. Development is not to the boundary.

1.3 We see no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.

- Width: Given the topography, size and screening of the site, the proposed footprint is slightly over half the width of the house and allows more than 1m minimum access to the rear garden. The main upper storey follows the general common development form and building line.

- Design: The roof reflects the existing roof, pitch and common development pattern in the area. The design and proportions of windows reflect the original building and local character.

- Materials: Matching or similar external materials and fenestration are proposed.

- Overlooking: Flank window are over 15m from adjacent boundaries and present no overlooking issues for neighbouring gardens or properties.

- Light / Outlook: The 45 / 25 degree isn't necessary in the in this instance.

- Garden Space: The garden is large enough to accommodate the extension without negatively affecting the amenity space, and the design maintains the common development pattern in the area.

3. CORNER PLOT

3.1 Building Line: Development reflects the surrounding building lines where they are a key and clear part of the local character.

3.2 The physical characteristics of the site and the surrounding area, as well as the size of the site, are suitable for the proposed development.

3.3 The development fits well within its environment and minimizes any potential negative impacts on the surrounding area.

This has been resolved through the use of massing and the decision to have internal levels step down to a lower ground floor, along with retaining the catslide roof, this is an effective strategy for integrating the building into its surroundings.

Views along the return street to the proposed building have been understood and taken into account.

3.4 Roof Form: The relationship between the roof of the existing property and the extension has been carefully considered.

3.5 The design aims to be a subservient addition, reflecting the common characteristics of the wider area. To ensure the proposed blends seamlessly into its surroundings, maintaining the aesthetic and character of the area.

4. CONCLUSION

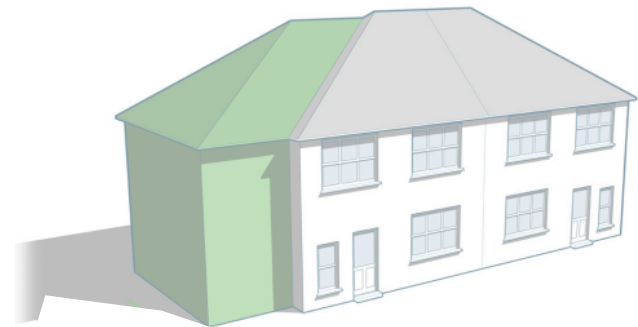
By virtue of the location, size and scale, the proposed one and a half storey side extension is considered to be acceptable and subservient addition to the application property.

The garden is large enough to accommodate the extension without negatively affecting the amenity space, and the design maintains the common development in the area.

We trust it complies with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130 of the National Planning Policy Framework (2021) and the Householder Extensions/Alterations Design Guide SPD, October 2021.

- Footprint: Extension is subservient to the original building by lying behind the main front building line.

- Height: The proposed ridge is lower than the existing ridge height maintaining the dominance of the original structure.



Example above; Matching roof style and pitch subordinate to the original dwelling with roof extension stepped down and extension stepped back at the front.

2.4 The Side extension considers the impact of the character and appearance of both the host building and the surrounding street.

2.5 The relationship of the proposed extension with the boundary of neighbouring properties have been considered.

2.6 Access routes to the rear of the property have been maintained while retaining the character of the area.

2.7 There is no negative impact on the surrounding amenity or existing building line.

DESIGN AND ACCESS STATEMENT

1.1 INTRODUCTION

This Design and Access Statement is submitted in support of a Householder Application for Planning Permission for extension to a dwelling at, 1 Read Way Gravesend DA12 5TQ. The proposal is for a one and a half storey side extension.

Although it's not necessary, given the planning history and the complexities of the which affect the development, we provide a design and access statement. This will provide a better understanding of the proposed changes and planning history.

This is a re-submission of a refused permit under application: 20220051, with a new agent, Prime Folio Architects.

1.2 THE PROPOSAL

The proposed development aims to modernise the existing property and expand on the existing structure.

1.3 The intention is to have a home without any ongoing unresolved building matters which may result in lack of space or quality of living.

1.4 The proposed extension has been considered to meet the needs of space and quality of living for our client.

The design of the building has been carefully considered to ensure it complements the character of the surrounding area.

The statement is to be read in conjunction with the following drawings:-

1.5 SITE PLANS

- 23-17-01 LOCATION PLAN @ 1:1250
- 23-17-02 EXISTING SITE LAYOUT @ 1:500
- 23-17-03 PROPOSED SITE LAYOUT @ 1:500

1.6 EXISTING PLANS

- 23-17-04 EXISTING PLANS @ 1:100
- 23-17-05 EXISTING ELEVATIONS (SHT 10F2) @ 1:100
- 23-17-06 EXISTING ELEVATIONS (SHT 20F2) @ 1:100

1.7 PROPOSED PLANS

- 23-17-07 PROPOSED PLANS @ 1:100
- 23-17-08 PROPOSED ELEVATIONS (SHT10F2)@ 1:100
- 23-17-09 EXISTING ELEVATIONS (SHT 20F2) @ 1:100

2 DESIGN PRINCIPLES

The design of the proposed development has been carefully considered to ensure it is in keeping with the character of the local area. Key design principles include...

2.1 Matching the roof style and pitch of the extension to the original dwelling to maintain architectural consistency and visual harmony.

2.2 Similarly, with roof extensions catslide roof along and the topography of the site will place the single storey ground floor extension approximately 1m lower than the existing ground floor. This would reduce any potential impact on neighbouring properties in terms of the erosion of the building line and loss of open character of the corner plot.

This will ensure the character and appearance of the

3. MATERIALS (to match existing or similar)

3.1 The building is to use stock brick to match existing, and to be mixed with existing bricks were possible.

3.2 The Windows will be white PVC to match existing and are the most common material on the street.

3.3 The existing drive way is permeable block paving, the proposed will match existing, and will be mixed with existing blocks were possible.

3.4 Plain concrete roof tiles to match existing Plain concrete roof tiles and will be mixed with existing tiles were possible.

4. SCALE

4.1 The plot appears to be one of the largest in size to other properties with the house being smaller as it has not been extended like the others along read way.

4.2 The semi-detached is approximately 6m from the south-east boundary facing Dobson Road.

4.3 The majority of the neighbours have extended with a mix of side extensions, single storey extensions to the rear or have gone in the loft area with some sort of development.

4.4 There is over 12m between the two opposing boundaries on Dobson Road, and 11m between the two opposing boundary on Read Way. The amenity is capable of accepting the proposed extension without a negative impact on the building line.

4.5 A thorough analysis of the space available for the proposed extension site and surrounding area has be undertaken, this careful planning should help ensure a successful project.

5 DENSITY AND SURROUNDING AREA.

5.1 site area = 598 Sq.m
external building footprint = 121 Sq.m (20% of site)

5.2 Mostly Semi-detached dwellings on this street and surrounding streets, with most owned and not rented.

5.3 The area is an up and coming area, with good links and a good property rise in value. There are a number of larger developments in the area recently built.

5.4 The area has a majority of three bedroom properties, although many in the surrounding streets have had rear or side extensions to make them 4 bedrooms houses / bungalow conversion using the roof.

6 LAYOUT, AND LANDSCAPING

6.1 A semi detached property with 3 bedrooms. The existing situation and the proposal can be seen in the submitted drawings including the Block Plans and Site Layout Plans.

6.2 It can be clearly seen on the drawings that the proposal is a corner plot on Read Way.

6.3 The width of the site is approximately 15 metre, and 40 metre deep, the proposed sits within the site boundary with approximately 1 metre away from the south-west boundary.

6.4 The Catslide roof and the single-storey element on the lower ground floor will maintain the existing presence of the corner plot.

6.5 Converting the existing garage into a study will be a more practical use of space as the garage is not being utilized due to its size.

6.6 The existing single drive way would be extended to provide an additional car parking space.

6.7 Approximately 20 metre deep private rear garden offers a lot of potential for landscaping and outdoor activities. The 5 metre deep soft and hard standing landscaping at the front would provide a welcoming entrance and enhance the curb appeal of the property.

7 ACCESS

7.1 The proposed development has been designed to be accessible to all.

7.2 The inclusion of the existing dropped curb and level driveway being extended, and main entrance with a level threshold are all features that will enhance accessibility. These modifications will make it easier for people of all abilities to navigate and enjoy the dwelling.

7.3 Links to Main roads and motorways are very good, and less than 2.8 miles away to the centre of town and 0.7 miles from the M2 Motorway.

7.4 The property benefits from being just 3 min, 0.1mi walk for the nearest bus services to Gravesend towr centre and Northfleet shops.

7.5 Access to the site is directly off Read Way.

7.6 The property will benefit from 2 off street car parking spaces, the additional spaces from 1 to 2 is a significant improvement.

8 CONCLUSION

8.1 By virtue of the location, size and scale, the propose one and a half storey side extension is considered to be acceptable and subservient addition to the application property.

8.2 The garden is large enough to accommodate the extension without negatively affecting the amenity space, and proposed would ensure the design is harmonious with the architectural style of the surrounding area.

8.3 The proposed development will be implemented in stages over a period approximately 6-12 months. Each stage will be carefully managed to minimize disruption to local residents and businesses

8.4 We believe that this proposal represents a positive contribution to the local area and respectfully request that it be considered favorably by Gravesham Planning Department.



CLIENT	Steve Smith		
PROJECT	1 Read Way Gravesend DA12 5TQ		
TITLE	Planning, Design and Access Statements		
SCALE;	see plans on A2	DATE;	Oct 2023
		DWN;	CV
DRAWING NUMBER	21-30-D&S		