

Planning Statement for 258 Singlewell Road

This planning statement supports the application submitted to Gravesham Borough Council in relation to the property at 258 Singlewell Road, Gravesend, Kent DA11 7RE. Description of the development is detailed below.

Conversion of existing dwellinghouse into two separate dwellinghouses. Erection of two storey rear extension, alteration of roof including increase in height, rooflights in each side roof slope and dormer extension in each rear roof slope, single storey front extension and construction of vehicle access and hard paving of front garden.

Supporting points detailed below: -

1. This current planning application has aimed to meet all of the planning policies which were deficient and means for refusal for application number 20240235 and includes fulfilling the SAAMS payment (already paid) and inclusion within the front driveway appropriate foliage, greenery and shrubs which were deficient in the aforementioned application.
2. The property has a current planning application already approved by Gravesham Borough Council, approving the extension of the property, both in height and depth; proposed application submitted is in accordance with extending the property as already approved.

- <https://plan.gravesham.gov.uk/online-applications/applicationDetails.do?keyVal=PYU61UHPFWF00&activeTab=summary>
- <https://plan.gravesham.gov.uk/online-applications/applicationDetails.do?keyVal=PYU61UHPFWF00&activeTab=summary>
- <https://plan.gravesham.gov.uk/online-applications/applicationDetails.do?keyVal=MPMBZCHP01C00&activeTab=summary>
- <https://plan.gravesham.gov.uk/online-applications/applicationDetails.do?keyVal=KJH7WMHP02600&activeTab=summary>

3. Other developments within the vicinity of the property are linked below:

245 Singlewell Road <https://plan.gravesham.gov.uk/online-applications/applicationDetails.do?keyVal=R1S0QTHPLA200&activeTab=summary>

The front external elevation of the property will essentially remain the same except that it will be upgraded as detailed in point 4. below. This will effectively have an improving aesthetic character of the house on this prestigious road without all without deviating too far from the current visual roadside elevation.

4. The external face of the property will be improved by means of a uniform render, new windows, tiling and driveway. The type of external finish and materials are detailed on the drawing and are fully in accordance with other external finishes for properties on the same road and within the vicinity which have already been approved by Gravesham Borough Council.

These material changes will provide a more modern look to the property without deviating from the overall roadside elevation and in accordance with other developments within the vicinity of the property. Examples of local developments detailing a similar “look” to that proposed are evidenced below:-

306 Singlewell Road (Render)



RE (20171320): <https://plan.gravesham.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=P0HDJ0HP03O00>

Render: (K-rend) White Silicone Scraped Texture

Roof tile: Rivendale Cromleigh Graphite (MA120341S)

341 Singlewell Road (Render)



Render: (K-rend) White Silicone Scraped Texture

24 Windsor Road (Windows)



RE: <https://plan.gravesham.gov.uk/online-applications/applicationDetails.do?keyVal=PBFKRHHPL9U00&activeTab=summary>

Windows: Slimline Aluminum

5. The senior members of the current householders require independent living quarters, albeit in an assisted manner. In order to achieve this objective, the property has the incorporation of a separate dwelling to allow the following objectives to be achieved:-
 - Creation of an independent living area which is important for the well-being of the individuals concerned.
 - Having a more functional area which is compliant with the requirements of servicing the situation if of limited physical mobility and movement.
 - Provide a better standard of accommodation with more ambient air and space.
 - Provision of quarters for assisted-living, allowing on site, physical, help, support and assistance.
 - Creating a secure environment.

6. The proposed driveway will be in accordance with the neighbouring property Singlewell Road (as displayed below) featuring essentially the same design as next door with the only difference being similar but not identical material finish, however it will also include landscaping and shrubbery as detailed in the section below.

256 Singlewell Road (Driveway)



Landscape plants and shrubs

Front boundary wall and front of building shrub border to be furnished with Hebe plant species

Hebe are evergreen shrubs or small trees, with paired, simple leaves and racemes or spikes of small, 4-lobed, tubular to salver-shaped flowers in summer and autumn

Images of the plant species pictured below



The submission plans detail the location of the plants /shrubs to be incorporated into the front driveway street scene.