



DESIGN & ACCESS STATEMENT

PURVIL WOOD COTTAGE,
LEYWOOD ROAD
GRAVESEND
KENT, DA13 0UH

Draft

INTRODUCTION

This statement has been prepared in support of an application for a Lawful Development Certificate for Proposed Development relating to the erection of a single-storey extension at Purvil Wood Cottage.

The application follows the previous Lawful Development Certificate application (Ref. 20240766) and subsequent appeal (Ref. APP/K2230/X/25/3359997).

The current proposal has been reviewed and revised having particular regard to the matters identified within the Inspector's appeal decision dated 6 August 2026.

The purpose of this application is to seek formal confirmation from Gravesham Borough Council as to the lawfulness of the revised development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The application should be read alongside the submitted existing and proposed drawings.



SITE AND SURROUNDINGS

Purvil Wood Cottage is an existing detached dwelling situated on Leywood Road, Meopham.

The property has been altered and extended over time and comprises a two-storey principal dwelling together with existing single-storey additions.

The site lies within the Metropolitan Green Belt and Kent Downs National Landscape and consequently constitutes Article 2(3) land for the purposes of the General Permitted Development Order.

The current proposal has therefore been designed with particular consideration given to the additional permitted development limitations applying to Article 2(3) land.

LAWFUL DEVELOPMENT CERTIFICATE AND APPEAL



A previous application for a Lawful Development Certificate (Ref. 20240766) was refused by Gravesham Borough Council on 8 October 2024.

The subsequent appeal was dismissed on 6 August 2026. Importantly, the Inspector confirmed that the assessment of a Lawful Development Certificate is concerned with the lawfulness of the proposed development rather than its planning merits.

The Inspector stated:
"Planning merits are not relevant at any stage in a lawful development certificate application or the appeal process for such an application."

Accordingly, matters including the need for the development, character and appearance, visibility, planning policy and precedent were not determinative of the appeal.

The current application has been prepared having regard to the specific technical matters identified by the Inspector and relates to the development now shown on the revised drawings.

PROPOSED DEVELOPMENT

The current proposal comprises a single-storey extension providing additional accommodation ancillary to the existing dwelling.

The extension has been designed as a modest domestic addition and would remain subordinate to the principal two-storey dwelling.

The proposal incorporates:

- a single-storey form
- a simple and low-profile roof
- carefully considered dimensions and footprint
- revised external wall materials
- appropriately positioned windows and doors
- a functional internal relationship with the existing accommodation

The proposal shown within this application therefore represents a revised scheme and should be assessed on the basis of the submitted drawings.

PROPOSED FRONT / EAST ELEVATION (REVISED)



The proposed extension has an overall height of 3.265m, which does not exceed the permitted development height limit of 4.0m.

DESIGN, SCALE AND MASSING

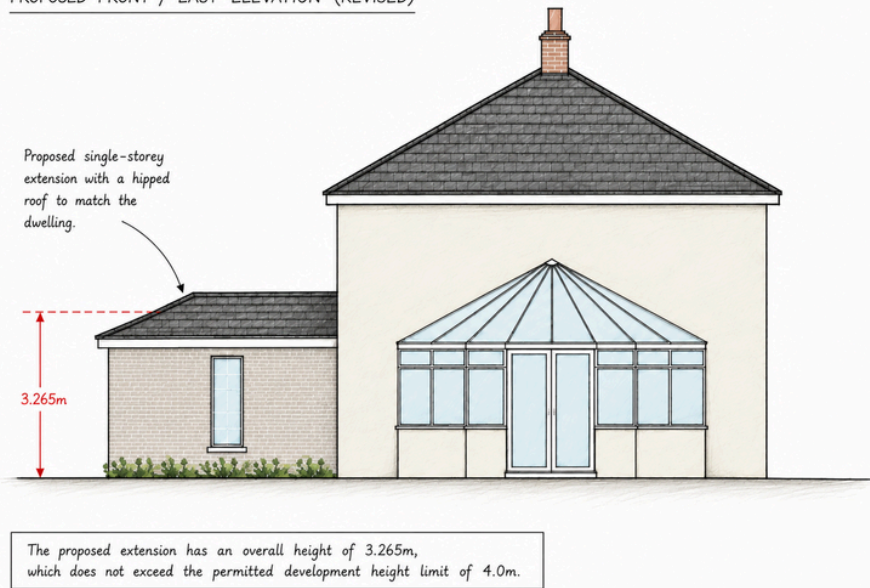
The proposed extension adopts a simple architectural form appropriate to an enlargement of an existing dwellinghouse.

The single-storey scale ensures that the addition remains substantially below the height and mass of the principal two-storey dwelling.

The roof form has been designed to minimise additional bulk and maintain the visual dominance of the existing dwelling.

The extension would therefore remain readily identifiable as a secondary and subordinate addition.

The proposed footprint has been carefully considered to provide useful additional accommodation without introducing unnecessary height or architectural complexity.



PROPOSED GREY NATURAL
BRICK COLOUR (OR SIMILAR)

EXTERNAL MATERIALS

Particular consideration has been given to the external materials following the previous LDC application and appeal decision.

The existing dwelling is predominantly finished in a light-coloured render; however, sections of the existing building also incorporate exposed masonry/blockwork. The external appearance of the property is therefore not exclusively rendered.

The previous proposal sought to match the existing rendered finish. However, the Inspector confirmed that paragraph A.2(a) restricts the use of render and certain other external cladding materials on Article 2(3) land. As the previous extension proposed rendered walls, the Inspector concluded that it did not comply with this requirement.

The current proposal has been specifically revised to address this finding. Render is no longer proposed and the extension would instead be constructed in light-coloured facing brickwork.

Facing brickwork is not one of the materials identified as restricted under paragraph A.2(a). The proposed light-coloured brickwork would also provide a sympathetic relationship with the existing light-coloured dwelling and areas of exposed masonry.

The revised material treatment therefore directly responds to the previous appeal decision while maintaining an appropriate visual relationship with the existing dwelling.

CONCLUSION

This application seeks a Lawful Development Certificate for the proposed single-storey extension at Purvil Wood Cottage.

The scheme has been reviewed and revised following the previous LDC application and subsequent appeal decision.

Particular consideration has been given to the matters expressly identified by the Inspector, including the external treatment of the proposed development.

The previously proposed rendered walls have been removed from the scheme and replaced with a light-coloured facing brick/masonry treatment. The scale, form, footprint and detailed design of the extension have also been reconsidered.

The proposal remains single storey, subordinate to the principal dwelling and appropriately designed for its domestic function.

The application should therefore be determined on the basis of the revised development now proposed, having regard to the submitted drawings and the relevant provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The Local Planning Authority is respectfully requested to consider the submitted information and issue a Lawful Development Certificate for the proposed development.

