

Clinton House

Clinton House, Pondfield Lane, Gravesend, DA12 3LD
3rd April 2025

Document reviewed during the design development process to inform the design:

- Gravesham Local Plan - Supplementary Planning Document - Householder Extensions / Alterations Design Guide
- The Kent Downs AONB Management Plan
- Gravesham Borough Council Local Plan:

Policy C12 “there will be a strong presumption **against** the replacement of existing dwellings”. *The design was developed in accordance with this policy and where appropriate, the existing structure is retained. For multiple reasons, demolishing the existing dwelling and replacing it with a new build would be advantageous for our clients, however, instead, we looked to transform the property to reflect our clients needs, as well as ensure that the exiting dwelling suits a twenty first century use.*

Policy C13 “Extensions to dwellings will be considered on their merits but the Borough Council will **expect** the following criteria to be satisfied. *The terminology ‘expect’ is subjective. The below criteria has been followed and closely as possible to ensure the proposed development reflects the needs of our clients, as well as protecting the character of the area.*

- The existing dwelling must be an “original dwelling” in permanent use as a dwelling. *This statement is true.*
- There will be an overall limit of one third of the gross floor area of the original dwelling (measured externally) prior to any later extension or alteration, **unless the increased floorspace has no overall effect on the existing bulk and appearance of the dwelling**. *In comparison to the surrounding dwellings, Clinton House is dwarfed by the building footprint’s of neighbouring properties. The proposed development has been carefully designed to reflect the local vernacular, create a dwelling which sits comfortably within the private acre plot and helps to elevate the private cul-de-sac. We do not believe that the proposed alterations have a negative impact on the dwelling or plot, and instead, maximises the plots potential in a sympathetic manner. The main ‘bulk’ of extensions are completely concealed from ‘public’ view along the north elevation.*
- Those extensions which provide essential basic amenities such as a bathroom, toilet or kitchen, which are currently not available or are clearly inadequate, will normally be permitted. *Additional ground floor facilities are provided to support the clients family needs and to support older members of the family.*
- The extension shall not be in a form which would facilitate the future formation of a separate residential curtilage. *No separate annex or residential accommodation is proposed.*
- **The dwelling to be enlarged must have sufficient curtilage to accommodate the extension without undue visual intrusion into the open countryside.** *As noted above, the proposed extensions are completely concealed from view to the rear and side. Raising the front eaves elevation reflects the other three elevations and also reflects the front elevations of the surrounding properties. The curtilage surrounding the existing garage and dwelling is 1.095 acres. Following the development (taking into consideration the new garage and extensions), the curtilage surrounding the buildings will be 1.055 acres. A reduction in 0.04 acres (a reduction of 3.6%). This application is for large extension(s) in the Green Belt but the Council must note that the dwelling is in a large curtilage and the amenity of the adjoining occupiers is unlikely to be affected and the design is of a high standard. Given that the site is concealed from view, within a large acre plot, and within a private cul-de-sac, this project would unlikely set a precedent for other developments within the Green Belt. Taking into consideration the above, the proposed development would not result in the erasing of the visual amenity and character of the countryside”.*
- **The appearance, massing, scale, form and materials of any extension shall be appropriate to the existing dwelling and the Green Belt setting.** *As outlined above and stated in the Design and Access Statement, we believe this statement to be true.*
- **Proposals for domestic garages and for other outbuildings will be considered on their individual merits but will be required to be well designed, discreetly sited and subservient to the scale of the main dwelling on the plot.** *No concerns have been raised regarding the proposed garage which is designed to be positioned within the existing footprint of the existing garage with the same materiality, form and lower ridge height.*

Existing External Gross Floor Area: **220.29m²**

Proposed External Gross Floor Area: **400.04m²**

Increase in External Gross Floor Area: **81.5%**

Clinton House was constructed in the early 1960s, and has not undergone extensions or alterations as evidenced with historical mapping.

We have reviewed 57 applications submitted across Pondfield Lane from 1954 - 2025. Multiple relevant applications, however, little to no information or documentation is available to review. Please see below relevant planning application **I9920356** at Woodpeckers - Approved 3rd August 1992.

Link to Application: <https://plan.gravesham.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

The proposal represents the creation of an additional 115.62m² of floor space to the dwelling which had already been extended by 57% representing an overall increase in floorspace since originally built in 1954, of 110%. Which is clearly, in the words of the Case Officer "contrary to Green Belt policy". Although the Case Officer recommended refusal, this application was approved.

The sympathetic and carefully considered nature of the development highlights the clients desire to create a generational family dwelling, rooted in place, which protects both the character of the plot and existing dwelling, as well as the surrounding context. 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 brings a new lease of life to the dwelling, enhancing the setting of the Green Belt, which exceeds all regulations and complies with, local and national legislation and design guides. In addition, the precedent of application **I9920356** at Woodpeckers highlights the Council's willingness to support applications which exceed Policy C13. Therefore, we respectfully request approval for our clients.

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