



Planning, Design and Access Statement

**Demolition of existing dwelling and
erection of 3 no. dwellings**

Rose Cottage
Milton Road (accessed from Donald Biggs Drive)
Gravesend
DA12 2PP

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1. Introduction

- 1.1. This Full Planning application has been submitted in support of the proposed demolition of the existing dwelling at Rose Cottage, Milton Road, Gravesend and its replacement with 3 no. dwellings.
- 1.2. Whilst the address point for this property states Milton Road, it is actually accessed from Donald Biggs Drive, please see the site location plan.
- 1.3. This Planning, Design and Access Statement will demonstrate how the proposed scheme complies with the planning policies set out in the Gravesham Local Plan Core Strategy and Residential layout guidance SPD.

2. Planning Considerations

Principle of Development

- 2.1. This application site is located within the urban area of Gravesend on the adopted Proposals Map. There are no other allocations.
- 2.2. Policy CS02 of the adopted Core Strategy states that the Council's planning strategy prioritises development in the urban area as a sustainable location for development and that this will be achieved by seeking the redevelopment and recycling of underused and previously developed land.
- 2.3. The application site is located in a location where development is supported and encouraged, and therefore, the principle of development is acceptable. As will be explained in the following paragraphs, the development of this site will ensure the efficient use of land at this location.

Housing Density

- 2.4. Policy CS15 states that within the urban area, new residential development will be expected to achieve a minimum density of 40 dwellings per hectare.
- 2.5. The proposed development of three dwellings at this site would amount to a density of 37.5 dwellings per hectare, which is broadly in line with this policy requirement. There are contextual reasons why it is marginally below, for example, the need to retain a landscape area along Copper Beech Close.

Housing Mix

- 2.6. The proposed scheme seeks 3 no. 3-bed dwellings. This is appropriate given the

character of the dwellings along Copper Beech Drive and the evidence set out in the Gravesham Strategic Housing Market Assessment (2016) which indicates a higher need for this size of dwelling.

Site Context

- 2.7. Policy CS15 states all new housing will be developed at a density that does not compromise the distinctive character of the area in which it is situated. Policy CS19 states development should conserve and enhance the character of the local built environment.
- 2.8. The application site is accessed from Donald Biggs Drive and Ellerslie and in addition to these roads, is read in the context of Copper Beech Close and Sycamore Close.
- 2.9. There are a number of pertinent characteristics relating to how this site relates to the surrounding area, summarised as follows:
- The application site comprises a detached dwelling of no particular architectural merit. This dwelling is characterised by the use of pebble-dash render. This runs contrary to the character of Ellerslie, Copper Beech Close and Sycamore Close, as the buildings along these roads, are characterised by the use of facing brick.
 - Donald Biggs Drive serves the Gravesend Rugby Club and Tennis Club. The road provides access to the car park and sports facilities located off it, with open playing fields to the south of it. The application site is only the dwelling that is accessed from this road. The dwellings located along Sycamore Close all their back on to Donald Biggs Drive.
 - As mentioned, the dwellings located along Sycamore Close all back on to Donald Biggs Drive. Out of character for the area, the application site is facing in the opposite direction, and backs on to Sycamore Close. This

creates a hard edge at the entrance of Sycamore Close, a feature that is otherwise alien to the context.

- The dwellings along Copper Beech Close and Sycamore Close are characterised as being wide fronted, set within regular plots with parking to the front.
- The road junctions at this location are characterised by having small open grass strips in front of the buildings.

2.10. Taking these characteristics into account, the proposed scheme has followed the following principles:

- **Orientation** – In line with the existing character along Sycamore Close, the new dwellings will be orientated so that they front on to this road, and back on to Donald Briggs Drive.
- **Landscape** – In line with the existing character along Copper Beech Close, the landscape strip will be retained and maintained as an open grass area, with additional landscaping added. There are currently no trees on site, so this will be an opportunity to increase the tree canopy at this location.
- **Active Frontage** – The end terrace will have an active frontage that will overlook Copper Beech Close. This will enhance the character of the road at this location.
- **Building Form** – The proposed development will comprise 3 no. terraced dwelling. Whilst the surrounding area predominantly comprises detached dwellings along Copper Beech Close and Sycamore Close, and the three-storey flats at Ellerslie, the wide-fronted character of the development reflects the form of the detached dwellings and will allow it to assimilate into the surroundings.

- **Building heights** – The proposed scheme seeks 3 no. two-storey dwellings. This development will sit comfortably alongside the two-storey dwellings along Copper Beech Close and Sycamore Close, and the three-storey building along Ellerslie.
- **Parking** – In line with the character of the area, parking will be to the front of the proposed dwellings.
- **Materials** – In line with the character of the area, the dwellings will be predominantly characterised by facing brick. The end terrace will include render at the upper level to provide some variation, and to link to the individual houses along Copper Beech Close, which are also rendered.

Neighbouring Amenity

- 2.11. Policy CS19 states that new development will be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.
- 2.12. The proposed development will sit alongside and face the same orientation as the existing dwellings Sycamore Close. As such, there would be no resulting impact upon neighbouring privacy.
- 2.13. Being a north orientated development, there would be no shadowing caused by the proposed development.
- 2.14. Furthermore, the new dwellings will have predominantly south-east facing rear elevations and gardens and so will have sufficient levels of daylight and sunlight.

Garden Space

- 2.15. Policy CS19 and the Residential Layout Guidance SPD state that new development will

be required to provide appropriate levels of private amenity space. It is stated in the SPD that 3-bedroom dwellings will be required to have a garden of 60 sqm, with a depth of 10m.

- 2.16. The proposed garden depths exceed 12m, whilst the private garden space range between 76 sqm and 105 sqm in size. In addition to private amenity space, the end terrace will include a large area of open land that overlooks Copper Beech Drive. The policy standards are therefore complied with.
- 2.17. Given the size of the gardens, there will be sufficient space in which to store recycling waste.

Internal Space Standards

- 2.18. The Residential Layout Guidance SPD states that the internal spaces should comply with the 'Technical housing standards – nationally described space standard'. Four-person, 3-bed dwellings are required to have a minimum floor area of 84 sqm. Each of the proposed dwellings would have an internal floor area in excess of 94 sqm.

Car Parking

- 2.19. The Kent Parking standards requires 1.5 spaces per 3-bedroom dwelling, within suburban locations. Each dwelling would have 2 no. parking spaces located to the front, and would therefore meet this standard.
- 2.20. The arrangement of dwellings has followed the character of the area, i.e. parking to the front, alongside an open landscape strip.
- 2.21. Two of the dwellings will be accessed from Sycamore Close, whilst the end terrace would be accessed from Copper Beech Drive.

- 2.22. The dwellings each include a shed, which will provide a safe and secure location for bicycle storage.

3. Planning Balance

- 3.1 The proposed scheme seeks full planning permission for the demolition of the existing dwelling and the erection of 3 no. 3-bed dwellings at Rose Cottage, Milton Road, Gravesend. This Planning, Design and Access Statement has demonstrated that the proposed scheme would comply with the Council's adopted planning policies, and would sit comfortably within its setting. Therefore, in accordance with the presumption in favour of sustainable development in the NPPF, it is requested that planning permission is granted.