

Planning
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

July 23.

**Re: CLASS AA APPLICATION TO INCREASE THE HEIGHT OF THE DWELLING BY
LESS THAN 3.5M AT
No1 WILLOW WALK MEOPHAM GRAVESEND KENT DA13 0QS.**

SUPPORTING INFORMATION:

Lawful certificate – Class AA - enlargement of a dwelling house by construction of additional storeys

AA. The enlargement of a dwelling house consisting of the construction of—

(a) up to two additional storeys, where the existing dwelling house consists of two or more storeys; or

(b) one additional storey, where the existing dwelling house consists of one storey, immediately above the topmost storey of the dwelling house, together with any engineering operations reasonably necessary for the purpose of that construction.

The site is not within the following areas-

1. article 2(3) land; or
2. a site of special scientific interest.

Construction dates-

The building was constructed before 1st July 1948 or after 28th October 2018

Proposed height-

Existing dwelling is detached:

The increase in height would be below the max 3.5m

The increase in storey height internally would be 2.4m

The dimensions are provided on the elevational drawings which form part of this application.

Area of building to be extended:

The extension is within the curtilage of the original house and excludes any additional extensions.

The existing external walls would be used to extend the building, and these are structurally sound to accommodate the additional load and no further external structure support would be required.

The foundations are under the existing walls and would be adequate to support any additional load by the construction of an additional storey.

No additional engineering works would be required.

Conditions:

Materials:

The existing materials of facing brickwork would be matched to form the additional storey to eaves levels.

The new roof would be the same pitch and use the same existing roof tiles.

The new windows would be the same material / style and colour as the existing.

The fascia / soffit would be the same material and colour as the existing.

The gutter and downpipes would be the same material and colour as the existing.

Windows:

No windows will be located within the side elevations or overlook any adjoining neighbouring properties.

Impact of proposal:

Overlooking:

The additional storey will not create any overlooking of adjacent dwellings as the new windows will only face the front or rear garden areas, and there will be no direct line of vision to any surrounding private spaces.

Privacy:

The additional storey windows will not have an effect on any surrounding private garden spaces.

Loss of light:

The existing dwelling is detached on a large plot with wide gaps to the existing properties each side of the site and no shadowing or loss of daylight would be caused to either property.

Overlooking / Privacy / Loss of light / Over shadowing

The recent planning application Ref 20230558 was for a larger two storey property and whilst it was refused due to scale and bulk there was no concerns raised relating to the above planning concerns. The proposal was also for a larger and wider building that would have had a greater affect than this proposed lawful use.

External appearance

The existing bungalow is formed in brickwork with rendered panels with a simple pitched roof that is adjacent to an existing two storey dwelling at Marycroft. The other adjoining property is called Collina and that is a chalet bungalow with rooms with the roof.

The character of the street scene will be maintained for the following reasons-

The materials and style of the proposal will be the same as the existing.

The materials used will all be the same as existing.

The ridge line will be lower than Marycroft and only slightly higher than Collina and these properties are positioned on different plan angle so the distances between them can be considered as generous.

The street character will not be affected as shown in the drawing that forms part of this application and which provides clarity that it will be in keeping and forms no harm to the surrounding area.

The existing entrance will not be altered and no additional works to the front elevation are proposed. The extent of the proposed height increase is only on part of the building and the area above the existing garage will remain as it is now, so a natural stepping down is formed.

Street character:

The area is not within a conservation zone and sits within the urban confines of the local plan.

The existing property is located in a built up rural settlement inset from the Green Belt.

The corner plot is visible from the road and appears a lot lower than its surrounding neighbours and the depth of the existing footprint is very narrow.

Comments from previous planning report:

A two-storey dwelling house in this location in principle is not objectionable, where opportunities to reduce the width, create appropriate setback and utilise a more appropriate roof form, similar to the neighbouring properties.

The previous report was satisfied that the larger proposed scheme was acceptable in terms of the following:

Amenity of Future Occupiers, Residential Amenity of Neighbours, Landscape Character Area and Parking Provision.

Does this proposal satisfy:
Visual Amenity Design, Character and Appearance?

A two-storey building on the site has been stated to be acceptable within the previous report under Ref 20230558 if it was reduced in width, which this clearly does as the two-storey element is only above the original footprint. This allows then for a 7m wide single storey element to the side which greatly reduces any bulk and scale.

The architectural style, materials and character will remain as existing.

Protected Vistas:

There are no protected vistas affected by this proposed due to its urban environment and surrounded by other dwellings in a residential settlement.

Information provided as part of this application:

A written description of the proposed development, including details of any works proposed;
Plan which is drawn to an identified scale and shows the direction of North, indicating the site and showing the proposed development; and
Plan which is drawn to an identified scale and shows—
the existing and proposed elevations of the dwelling house, and the position and dimensions of the proposed windows.