



DESIGN & ACCESS STATEMENT

Project Description:

Extensions to existing dwellinghouse to create a building containing
2no. semi-detached dwellinghouses and Associated works

at:

388 Rochester Road, Gravesend. Kent DA12 4TT

March 2024



Fig 001 existing site plan

Introduction.

This Proposal has been prepared in support of a full planning application following the previous approved scheme reference Ref. No: 20231051.

The previous approved application is for the construction of a new 3-bedroom dwelling to the side of 388 Rochester Road. This application introduces some alterations to the scheme that have been developed with the client to both the approved new dwelling and the existing house.

The Design and Access Statement has been prepared in accordance with the requirements of Section 42 of the planning and Compulsory Purchase Act 2004, the Town and Country Planning [General Development Procedure] [as amended] Order 2006.

The Planning Statement has been included within the Design and Access Statement and is to be read in conjunction with the development proposal. The purpose of the report is to identify the planning merits of the application against planning policy and guidance.

This document should be read in conjunction with the following drawings and information:

Existing and Proposed Drawings:

- D-01 Site location plan
- D-02 Existing Block Plan
- D-05 Existing Floor Plans and Elevations
- D-13A Proposed Block Plan
- D-14A Proposed Floor Plans
- D-15A Proposed Elevations

The application should also be read in conjunction with previously approved applications and their respective documents:

Approved Planning Application Ref 20231051

- D-06 Proposed Block Plan
- D-02 Floor Plans and Elevations as Proposed
- 5423 Design and Access Statement

Lawful Development Certificate Ref 20230170

- D-03A Proposed Block Plan
- D-04 Proposed Outbuilding Floor Plans & Elevations

THE SITE:

Site, and Context

The proposal is at No 388 Rochester Road, a generously sized detached dwelling set within a good-sized corner plot, which faces Rochester Road and Thong Lane. The site currently accommodates a two-storey dwelling at the end of a row of smaller two storey terraced dwellings. There is vehicular access to the rear serving a double garage with hard standing.

Generally, the architecture in the locality is of mixed styles and materials including red brick, renders and some mock Tudor architecture. To the northern side of Rochester Road appears to be more recent council house stock. On the opposite side of Thong Lane is open farmland which borders Green Belt allocated land being arable farm fields.



Fig 002 adjoining 1930's dwelling and opposite Thon Lane Juncture more recent dwellings in red and yellow brick



Fig 003 Thong Lane properties a short distance southerly from site.

Dwellings along this side of Rochester Road and Thong Lane are set well back at distance from the road which allows clear definition between the highways and the dwellings themselves.

The land to the side of the existing house is very generous and the client wishes to make best use of the site.

The boundary of rural and urban areas is an important one and the existing eastern gable end wall facing the approach road is poor; we see this proposal as an opportunity to improve the architectural streetscape and view of this elevation when approaching the urban border and onward towards Gravesend. The proposal will also provide a good quality energy efficient dwelling built to rigorous regulatory standards.



Fig 004 Junction with Rochester Road and Thong Lane



Fig 005 Poor presentation of existing east elevation



Fig 006 View of site from Rochester Road looking westerly

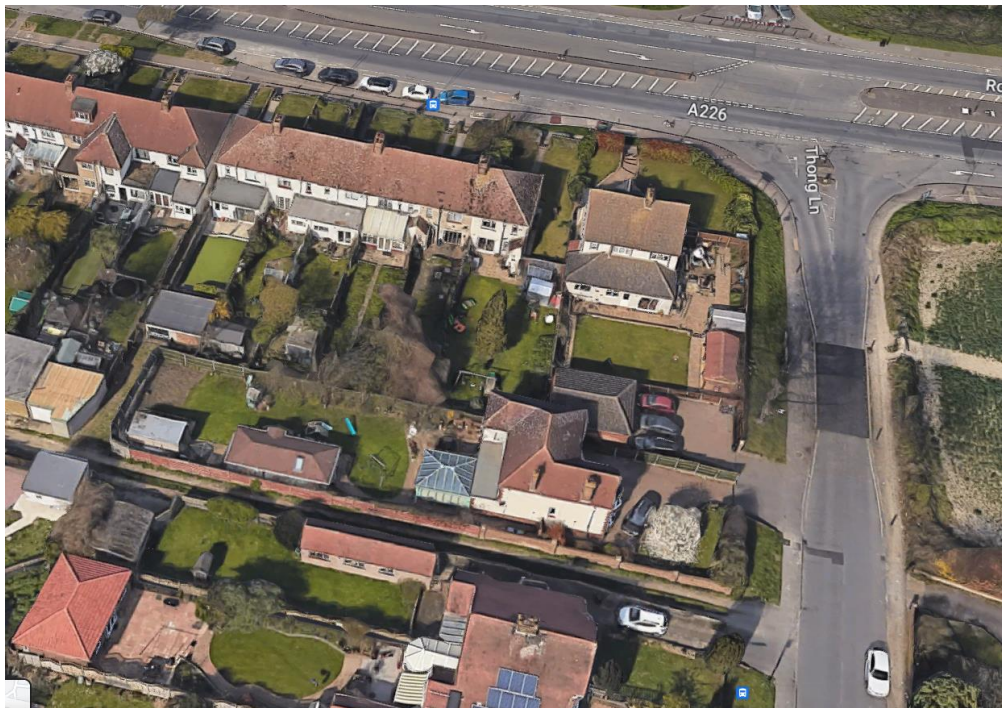


Fig 007 Aerial view of site looking North



Fig 008 Rear view of site



Fig 009 Aerial view of site looking west

Planning [Policy] Statement

Policies

Policy QL1 of the Kent and Medway Structure Plan (KMSP) requires all development to respond positively to the scale, layout, pattern and character of its local surroundings.

Policy TC1 of the Gravesham Local Plan (GLP) states that the scale and massing of buildings should be in keeping with their surroundings and Policy H3 of the GLP seeks to protect the essential character of residential areas.

Guidance in the form of Kent Design and Planning Policy Statement 1 (PPS1) set out the importance of new development responding to its local context and character.

Planning Policy Statement 3 (PPS3) highlights the need for efficient and effective use of land, where appropriate and the encouragement of new housing development in suitable locations.

PPS3 also supports the advice in PPS1 in respect of good design being fundamental to the development of high-quality housing.



Fig 010 Front elevation

The site is on the boundary between the Urban / Rural Boundary Green Belt (CS02)



Fig 011 Further west along London Road of access examples

Planning History

Applications relevant to the proposal include:

Planning Applications (4)

- [Erection of a detached two storey, four bedroom dwelling with rooms in the roof space.](#)
Ref. No: 20090099 | Status: Application Refused
- [Application for a Lawful Development Certificate in respect of the proposed erection of outbuilding to provide gym, WC/shower room and home office](#)
Ref. No: 20230170 | Status: Certificate Granted
- [Extension to existing dwellinghouse to create building, containing 2no. semi-detached dwellinghouses.](#)
Ref. No: 20231051 | Status: Application Permitted
- [Erection of two storey side extension to form living room with two bedrooms over, single storey rear extension to form dining room and continuation of the new pitched roof over the existing flat roofed rear extension.](#)
Ref. No: 19980185 | Status: Application Permitted

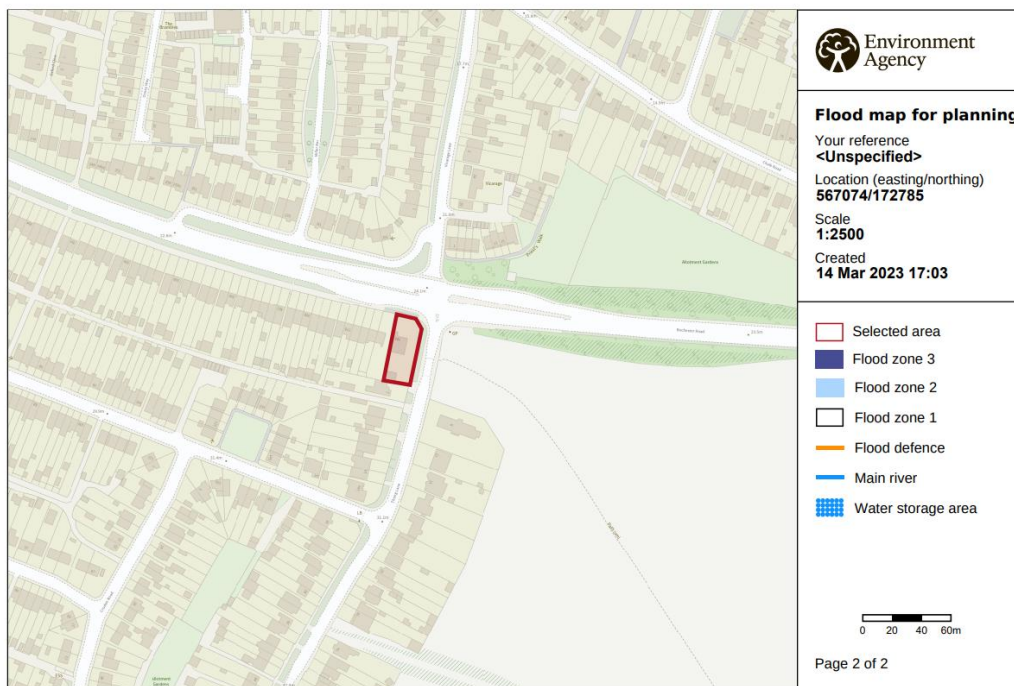
Planning Appeals (1)

- [Erection of a detached two storey, four bedroom dwelling with rooms in the roof space.](#)
Ref. No: 09/00015/REF | Status: Appeal Dismissed

Flood Risk

Location eastings/northings - 567074/172785

Your selected location is in flood zone 1, an area with a low probability of flooding.



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Fig 012 Flood Risk Map

The Proposal

This application is submitted following an approval Ref application 20231051.

The site boundary is the same as the previously approved application.

The proposal is presented following liaison with the client and his wider family whom it is proposed will accommodate the new dwelling.

The client and his family have requested some relatively minor amendments to the approved scheme.

The proposal includes:

The new house to the rear has been slightly extended at first floor level.

The gable elevation of the new dwelling to the east has been revised to improve the internal configuration of the stair and include the hipped roof being changed to gable.

The changes to the new dwelling are to improve the internal layout generally and include a playroom space in the roof; this has some impact upon fenestration.

The bay windows to the front elevation have been squared.

The existing house has been extended to the rear at first floor level.

Rear dormer introduced to existing house roof.

Associated external areas have been revised to accommodate 4 [no] off street car parking spaces and includes the removal of the garage to accommodate this.

Design character and appearance

Footprint, bulk and scale.

The proposed changes have no material effect upon the footprint. The extended areas although result in an increase of size have no detrimental effect upon neighbouring properties. It is noted that other properties within the locality have extended to the rear.

Appearance and Design

The new property will be built in accordance to a high internal standard and will comply with Building Regulations criteria, including access and ground floor toilets, which will satisfy the requirements of Part M. The proposal allows an improved east elevation to be designed while having a limited detrimental impact upon the surrounding architecture, highways or neighbouring properties.

The intended materials are:

- Red brick
- Render
- Plain roof tiles (grey)
- Wall hung tiles to bay windows
- Charcoal cladding / vertical weatherboarding in apex of side gable

Principle of Development

The principle of this proposal generally has been accepted in the previously approved application.

In compliance with core strategy policies the proposal introduces a good-sized family dwelling which complies with the policy's aim to establish interventions that are of an appropriate scale

and nature. The proposed revisions do not cause any evidential or material adverse effect upon that which has already been approved.

Services and facilities.

The Services and facilities considerations remain the same as the previous application and the changes have no adverse effect upon this.

Accessibility and transport.

The Accessibility and transport considerations remain the same as the previous application and the changes have no adverse effect upon this.

Occupancy and Nationally described Technical Space standards

The new dwelling will be fully in accordance with nationally described technical space standards:

Green Belt.

The site lies in a suburban residential area, outside of the Green Belt. It is noted to the east of the site to the other side of Thong Lane there has been some residential development of the land that backs onto the arable farm land.

The proposal has taken into consideration the proximity of these areas and will not adversely affect the land to the east.

The site falls within urban land cover as defined 1961, 1972 and 1990. Urban: extensive areas of predominantly built land where the rural settlement pattern has been completely subsumed by urban development.



Fig 013 Site in relation to urban boundary

Biodiversity

An assessment of biodiversity has previously been carried out during the last application and this application has no material effect upon that consultation process.

Parking and Highways

In accordance with the requirements of Kents Residential Parking Standards (IGN 3), and as outlined in Kent Highways comments on the previously approved application, 2 parking spaces have been provided for the new 3-bedroom dwelling and 2 parking spaces have been retained for the existing dwelling. The shared parking area allows plenty of room for vehicles to turn within the site to allow forward facing egress. There is also ample street parking available in the locality.

The proposal will have no material effect upon the adjacent roads or junctions as the built form is set back within the site and benefits also from an extensive grass verge from Thong Lane.

Refuse and Cycle Storage

Dedicated refuse and cycle storage areas have been allocated to the dwelling.

Community Infrastructure Levy [CIL]

It is accepted that CIL levy will be applicable to all new space created.

Conclusion

This application proposes minor changes to the previously approved application whereby the principle of this type of development has been firmly established.

The revisions have minor material effect upon the previous approval and in our view provide an improvement to the overall property.

In light of the above we respectfully request that the proposed changes are approved.

Leslie D May for DAC Architects

Established in 1967

DAC Architects is a trading name for DAC Architectural Services Ltd

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