

PLANNING STATEMENT

Proposed Part Ground-Floor and First-Floor Front Extension

3 Astra Drive, Gravesend, Kent, DA12 4PZ

1. Introduction

This Planning Statement has been prepared in support of a householder planning application for a part ground-floor and first-floor front extension at 3 Astra Drive, Gravesend.



The proposal has been carefully designed as a modest and proportionate addition to the existing dwelling. Its projection has been selected to correspond with the depth of the front projection at the adjoining property, thereby improving the visual balance and symmetry of the pair of dwellings.

2. Site and Surrounding Area

The application property is a two-storey dwelling located within an established residential area characterised predominantly by houses of a similar scale, age and architectural appearance.

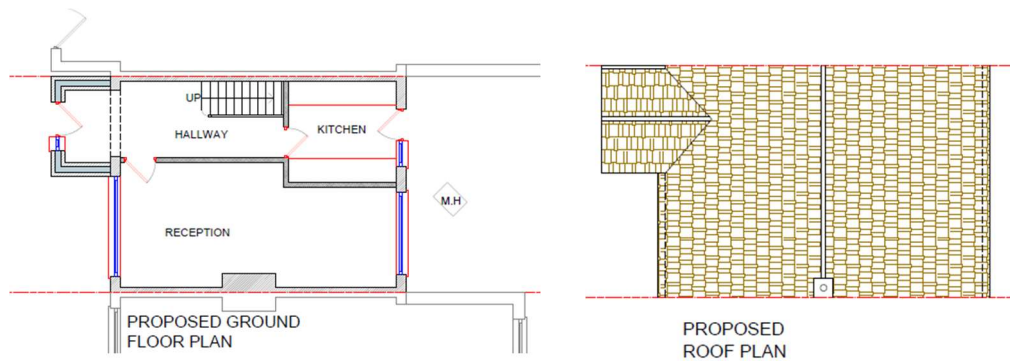
Astra Drive contains a varied pattern of residential alterations and extensions, including a number of two-storey front extensions. The character of the street is therefore not entirely uniform, and front projections already form an established feature within the surrounding area.

The adjoining property has an existing front projection. The application dwelling presently has a recessed frontage on this side, which results in an unbalanced appearance when the pair of properties is viewed from the street.

3. The Proposed Development

The proposal comprises a part ground-floor and first-floor extension to the front of the dwelling.

The extension would project approximately **1.5 metres** from the existing front wall and would be approximately **2.525 metres wide**. It would be positioned over part of the existing entrance area and would provide improved accommodation within the dwelling.



The extension has been designed with:

- a pitched roof reflecting the form and pitch of the existing roof;
- a modest front-facing gable;
- windows proportioned and positioned to relate to the existing elevation; and
- external materials intended to match the existing dwelling.

The projection has been specifically designed to match the depth of the adjoining property's front extension. This would create a more balanced and symmetrical relationship between the two properties rather than introducing an isolated or excessively prominent addition.

4. Planning Policy

The principal local policy consideration is Policy CS19 of the Gravesham Local Plan Core Strategy, which seeks development that is visually attractive, fit for purpose, locally distinctive and respectful of the character and amenity of its surroundings. The Core Strategy remains part of the adopted development plan while the proposed Local Plan 2042 is still progressing through the Regulation 19 stage.

Paragraphs 131 and 135 of the National Planning Policy Framework emphasise the importance of high-quality design and require development to function well, be visually attractive and respond sympathetically to the surrounding built environment.

The Gravesham Householder Extensions and Alterations Design Guide advises that front extensions should respond to and enhance the character of the existing dwelling and street. It also recognises the importance of architectural detailing, matching materials and window proportions.

5. Design and Street Scene

Although front extensions are visually prominent, the proposed development has been designed to respond directly to the particular circumstances of the site.

The extension is limited to only part of the frontage and remains clearly subordinate to the overall scale and width of the dwelling. The main roof, ridge line and overall form of the original house would remain dominant.

The pitched roof and front-facing gable provide an appropriate domestic form that relates well to the architecture of the host dwelling. The window arrangement and proposed matching materials would ensure that the extension appears as an integrated part of the house rather than an unrelated addition.

Most importantly, the depth of the extension would correspond with the adjoining property's established front projection. The development would therefore restore visual balance to the pair of dwellings and produce a more coherent and symmetrical frontage when viewed from Astra Drive.

The proposal would not represent a large or arbitrary projection beyond the prevailing built form. Similar two-storey front extensions have also been accepted elsewhere along Astra Drive, demonstrating that this type of development is compatible with the evolving character of the street.

6. Residential Amenity

The limited projection and modest width of the extension would prevent any unacceptable loss of daylight, sunlight or outlook to neighbouring occupiers.

The extension is located to the front of the dwelling and does not project towards the principal rear garden or private amenity areas of neighbouring properties. The proposed first-floor window would face towards the street, in the same manner as the existing front-facing bedroom windows, and would not introduce harmful overlooking.

As the extension would match the depth of the adjoining property's front projection, it would not appear overbearing or create an unbalanced relationship between the two dwellings.

7. Relevant Planning History in Astra Drive

The acceptability of two-storey front extensions within Astra Drive is supported by the following permitted developments:

77 Astra Drive

Application reference: **20190142**

Proposal: Erection of a two-storey front extension.

Decision: Permitted on 16 April 2019.

71 Astra Drive

Application reference: **20190705**

Proposal: Erection of a two-storey front extension and single-storey rear and side extension.

Decision: Permitted on 2 September 2019.

These decisions demonstrate that two-storey front extensions are not alien to Astra Drive and may be acceptable where their scale, appearance and relationship with the host dwelling and neighbouring properties are appropriately designed.

8. Conclusion

The proposed development represents a modest, well-proportioned and carefully designed addition to the existing dwelling. It would remain subordinate to the original house, incorporate an appropriate pitched-roof form and matching architectural treatment, and match the depth of the adjoining property's established front projection. This would improve the symmetry and visual balance of the pair of dwellings while preserving neighbouring residential amenity and reflecting the established pattern of permitted front extensions within Astra Drive. The proposal therefore accords with the objectives of the National Planning Policy Framework, Policy CS19 of the Gravesham Local Plan Core Strategy and the Council's Householder Extensions and Alterations Design Guide. Planning permission is respectfully requested.