

**Planning Application for the construction of two 1-bedroom
flats**

Land Rear of 40 Cross Lane East,

Gravesend,

DA12 5HB

Planning Statement

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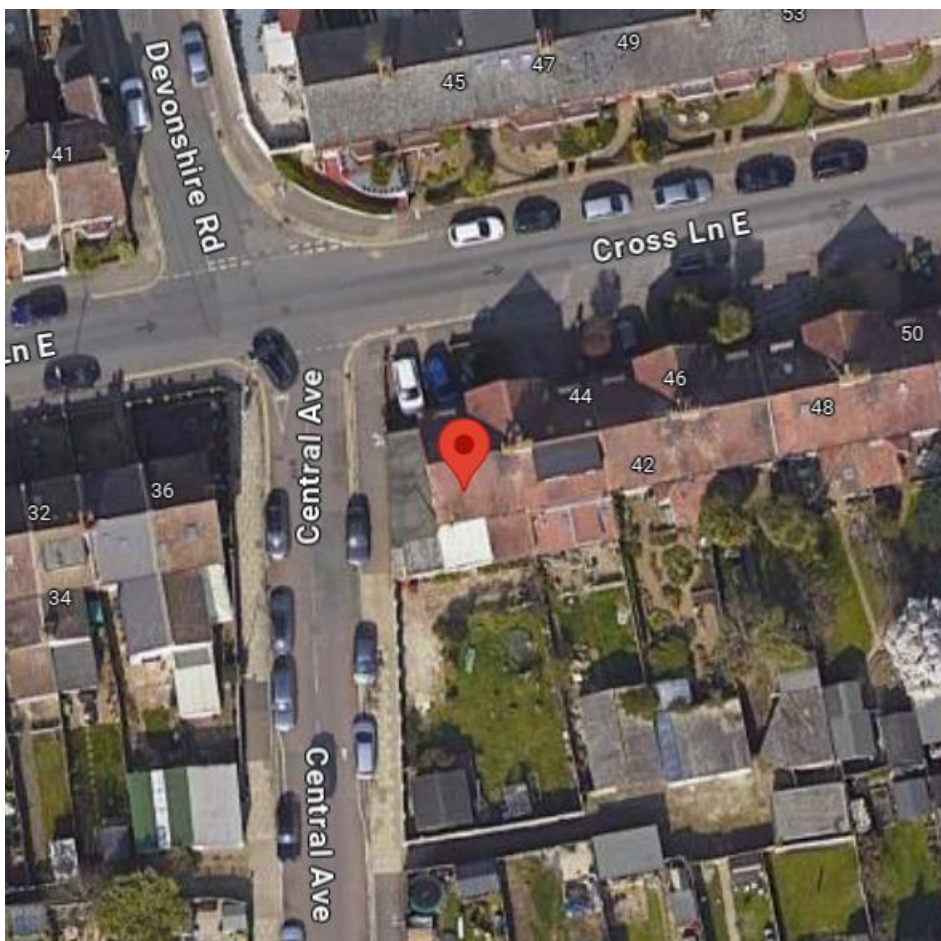
1. Introduction

This planning statement is submitted in support of a planning application for the proposed development of two 1-bedroom flats on land to the rear of 40 Cross Lane East, Gravesend, DA12 5HB. The statement provides a comprehensive overview of the proposal, detailing how it aligns with local and national planning policies, and demonstrating how the development will positively contribute to the local community and environment.

The site, currently part of the garden area of 40 Cross Lane East, presents an opportunity to deliver additional residential accommodation within an established urban area. The proposal has been designed with careful consideration of the existing context, taking into account factors such as local planning guidelines, the character of the surrounding area, and the needs of future residents.

2. Site Description

The site is currently part of the garden area associated with 40 Cross Lane East. The proposed development seeks to optimise the use of this land while ensuring compliance with local planning guidelines and respecting the amenity of neighbouring properties.



3. Proposal

The application seeks approval for the construction of two 1-bedroom flats on the land to the rear of 40 Cross Lane East. This development aims to make efficient use of available land while respecting the amenity and privacy of neighbouring properties.

4. Compliance with Local Planning Guidance

The proposed development ensures that the remaining garden area for the existing house at 40 Cross Lane East will be 10 metres in length and 121.85 square metres in size. This complies with the Gravesham Borough Council's Supplementary Planning Guidance, which specifies minimum garden sizes to maintain the amenity space for existing dwellings.



5. Daylight and Sunlight Considerations

To address potential concerns regarding the impact on daylight for neighbouring properties, we have conducted a daylight analysis. The proposed development adheres to the 25-degree rule as outlined in the Building Research Establishment (BRE) guidelines. This analysis demonstrates that the proposed development maintains the 25-degree angle from the centre of the lowest windows of both the existing house at 40 Cross Lane East and 113 Portland Avenue, ensuring that there will be no significant loss of daylight or overshadowing to these properties.



6. Privacy and Overlooking

To maintain the privacy of neighbouring properties, no side or rear windows are proposed in the new flats. This design approach ensures that there will be no direct overlooking into the gardens or habitable rooms of adjacent dwellings.

7. Materials and Design

The materials chosen for the construction of the new flats have been carefully selected to match those of the existing house at 40 Cross Lane East. This includes matching bricks, roofing materials, and window styles. By doing so, the development will blend seamlessly with the existing architecture, maintaining the character and aesthetic of the local area. This approach aligns with Policy CS19 of the Gravesham Local Plan Core Strategy, which seeks to ensure high-quality design and respect for local character.

8. Bin and Cycle Storage

To promote sustainability and convenience, we have proposed dedicated bin and cycle storage facilities within the development. These facilities are designed to be easily accessible while ensuring that waste management and cycle storage do not detract from the appearance of the site or inconvenience the residents. This is in line with Policy CS20 of the Gravesham Local Plan Core Strategy, which supports the provision of adequate facilities for waste and recycling.

9. Amenity Space

The development includes a communal amenity space at the rear of the property, measuring 34 square metres. This space provides a valuable outdoor area for the residents to use for leisure and recreation, enhancing the quality of life within the development. This provision meets the requirements set out in the Gravesham Borough Council's Supplementary Planning Guidance on Residential Development, which emphasises the importance of providing adequate outdoor amenity space.

10. Sustainable Location

The proposed development is situated in a highly sustainable location with excellent access to local amenities and public transport. Key distances are as follows:

- Gravesend Town Centre: Approximately 1.2 miles (1.9 km) – providing access to a wide range of shops, services, and employment opportunities.
- Gravesend Railway Station: Approximately 1.3 miles (2.1 km) – offering frequent services to London and other destinations, making it an ideal location for commuters.
- Local Bus Services: Various bus stops within a short walking distance, providing regular services to surrounding areas.
- Local Schools: Several primary and secondary schools within a 1-mile radius, making it a convenient location for families.
- Parks and Recreation: Close proximity to local parks and recreational facilities, enhancing the appeal of the location for residents.

11. Relevant Planning Policies

- **National Planning Policy Framework (NPPF):** The proposal aligns with the NPPF's aims of promoting sustainable development and providing housing that meets local needs. Specifically, it supports the NPPF's objectives of achieving well-designed places (Chapter 12) and promoting healthy and safe communities (Chapter 8).
- **Gravesham Local Plan Core Strategy (2014):** The development adheres to Policy CS01, which promotes sustainable development, and Policy CS19, which emphasises high-quality design. The proposal also supports Policy CS20 by providing necessary facilities for waste and recycling.
- **Gravesham Local Plan Allocations and Development Management Policies (2015):** The proposal is consistent with Policy DM1, which outlines the requirement for developments to respect the local context and character. It also aligns with Policy DM11, which requires adequate amenity space for new residential developments.

12. Conclusion

The proposed development of two 1-bedroom flats on the land rear of 40 Cross Lane East has been carefully designed to ensure compliance with local planning policies and guidelines. By maintaining adequate garden space, safeguarding daylight to neighbouring properties, ensuring privacy, matching materials with the existing house, providing bin and cycle storage, creating a communal amenity space, and leveraging the sustainable location of the site, this proposal represents a thoughtful and context-sensitive approach to development.

We respectfully request that the planning application be approved, recognising the benefits of providing additional housing in a sustainable location while preserving the amenity and privacy of existing and future residents.