



Planning Statement for Single Storey Extension at 55 South Hill Road, Gravesend, DA12 1JZ

Addressed to: Gravesham Borough Council

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Subject: Planning Statement for Single Storey Rear Extension at 55 South Hill Road, Gravesend, DA12 1JZ

Reference: PRE20240121

Site: 55 South Hill Road, Gravesend, Kent, DA12 1JZ

Proposed Development: Single storey rear extension

Pre-Application Case Officer: Mrs. Nina Goodbody (Reference Number: PRE20240121)

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Date of Advice: 6th June 2024

1. Introduction

This planning statement is submitted in support of a householder planning application for a single storey rear extension at 55 South Hill Road, Gravesend. The proposed development aims to enhance the living space of the existing dwelling by adding a larger dining area. This document outlines the proposal and provides a justification based on relevant planning policies and guidance.

2. Site Description

55 South Hill Road is a semi-detached property located on the northern side of South Hill Road within the Windmill Hill Conservation Area. The property is subject to an Article 4 Direction, which restricts certain types of development to preserve the character and appearance of the area. The existing dwelling features a red brick finish with hardstanding at the frontage for off-road parking and a private garden to the rear.

3. Proposal

The proposal involves constructing a single storey rear extension with the following specifications:

- **Pitched roof** with a maximum height of 3.74 meters and an eaves height of 2.56 meters.
- **Extension depth** of 3.5 meters from the rear wall.
- **Two roof lights**, a door on the flank elevation leading to the rear garden, and a window on the rear elevation.
- **Rendered finish** extending to the entire width of the lower half of the existing rear elevation.

4. Relevant Planning History

The site has a relevant planning history which includes the following application:

- **Reference:** 20140817
Description: Extension and alterations to the existing garages to form a self-contained two-bedroom dwelling.
Decision: Permitted
Decision Date: 6th November 2014

5. Planning Policy Context

The proposed development is assessed against the following relevant planning policies and guidance documents:

- **Gravesham Local Plan Core Strategy (2014):**
 - CS01 – Sustainable Development
 - CS02 – Scale and Distribution of Development
 - CS12 – Green Infrastructure
 - CS18 – Climate Change
 - CS19 – Design and Development Principles
 - CS20 – Heritage and the Historic Environment
- **Saved Policies from the Gravesham Local Plan First Review (1994):**
 - P3 – Vehicle Parking Standards
 - TC3 – Development Affecting Conservation Areas
- **National Planning Policy Framework (2023):**
 - Section 2 – Achieving sustainable development
 - Section 12 – Achieving well-designed places
 - Section 16 – Conserving and Enhancing the Historic Environment
- **Supplementary Planning Guidance (SPG):**
 - SPG2 – Residential Layout Guidelines (2020)
 - SPG4 – KCC Parking Standards (2006)
 - Householder Extensions/Alterations Design Guide (2021)
 - Windmill Hill Conservation Area Character Appraisal (2007)
 - 19th Century Suburban Conservation Areas Management Plan

6. Principle of Development

The principal issue is whether the proposed development will preserve or enhance the character or appearance of the Windmill Hill Conservation Area. Since the extension is at the

rear and not visible from a public vantage point, it does not require assessment against the Article 4 Direction. The proposed extension, by being at the rear, does not impact the public view and therefore is considered acceptable in principle.

7. Design, Character, and Appearance

The proposed extension is proportionate and sympathetic to the existing dwelling. Although the rendered finish contrasts with the red brick of the existing structure, its location at the rear minimizes any potential visual impact. The proposed design and materials are therefore considered acceptable and can also be found locally on a number of properties along South Hill Road, Gravesend.

8. Amenity Considerations

- **Future Occupiers:** The remaining garden space complies with the Residential Layout Guidelines (2020).
- **Neighbouring Properties:** The extension does not cause any detrimental impact on surrounding properties in terms of light, privacy, outlook, or sense of enclosure.

9. Conclusion

The proposed single storey rear extension at 55 South Hill Road is designed to be in keeping with the character of the existing property and the Windmill Hill Conservation Area. The proposal adheres to relevant local and national planning policies and guidelines. We respectfully request that the planning application for this development be approved.

Prepared By :

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