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Design and Access Statement

Proposal: Erection of a First Floor Side Extension

50 Henley Deane, Northfleet, Gravesend, Kent DA11 8SX



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Introduction

This statement is submitted in support of a Householder Planning Application for a first floor side extension at 50 Henley Deane. The proposal has been shaped by formal pre-application advice provided by Gravesham Borough Council (Ref: PRE20250078, dated 14 April 2025).

Site and Context

50 Henley Deane is a semi-detached residential property located in a well-established suburban area. The site has an existing ground floor garage conversion, over which the first floor extension is proposed. The property has been previously altered, and the surrounding street features a mix of two-storey homes, some with similar side extensions.

Proposed Development

The pre-app response was positive regarding this element, stating:

"The first floor side extension is considered to be a good design and is sufficiently set down from the roof ridge and back from the principal elevation and as such, as a stand alone development, would be in accordance with current policies."

This confirms that the extension, when submitted independently, is acceptable in design terms and consistent with relevant policies, including:

- CS19 of the Gravesham Local Plan Core Strategy (2014)
- Section 12 of the National Planning Policy Framework (2024)
- Householder Extensions and Alterations SPD (2021)

Design Justification

The extension has been designed to:

- Be subordinate to the original dwelling
- Use matching external materials (brick, roof tiles, and fenestration style)
- Preserve the visual symmetry and roof profile of the property



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- Align with local character and not appear as overdevelopment

Amenity Considerations

Impact on Neighbours:

There is no significant impact on neighbouring dwellings in terms of overshadowing, overbearing or privacy. The proposal is sufficiently separated from the boundaries and no side-facing windows are proposed.

Privacy:

The proposed rear-facing window maintains existing lines of sight and does not increase overlooking. The front-facing en-suite window will be obscure glazed to protect privacy.

Light and Outlook:

The extension will not significantly affect daylight or outlook for neighbouring properties.

Access

The proposed extension does not impact access to or within the property. There are no changes to the existing vehicular or pedestrian arrangements.

Conclusion

This proposal represents a well-designed, proportionate and policy-compliant extension to the existing dwelling. It:

- Incorporates clear guidance from the Council's pre-application advice
- Preserves neighbouring amenity and local character
- Aligns with both local and national planning policy

We respectfully request that the Local Planning Authority supports this application.



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