

Design & Access Statement

Applicant: Mr. Jag Thind

Site Address: 59 Central Avenue, Gravesend, Kent, DA12 5AN

Proposal: Erection of a two-storey side extension and part two-storey, part single-storey rear extension

Date: April 2025

Agent: Mr Raj Bhatti MCIOB

Address: 25 Cloonmore Avenue, Orpington Kent BR6 9LE

1. Introduction

This Design & Access Statement is submitted in support of a revised application following the refusal of application no. **20241115** on 6th February 2025. The revised design responds directly to the reasons for refusal, with careful consideration given to scale, massing, amenity, and parking provision. The proposed works aim to create additional internal space while respecting the character of the area and neighbouring properties.

2. Design

Use

The proposed development remains in residential use and is intended to provide much-needed internal space for the applicant's growing family. The extension includes improved living space on the ground floor and additional bedrooms and facilities at first floor level.

Layout

- A **two-storey side extension**, projecting 4618mm, has been set **1 metre back** from the shared boundary, maintaining visual separation and avoiding a terracing effect.
- The front elevation of the side extension is **stepped back 300mm** from the existing façade, ensuring the extension appears subordinate to the main dwelling.
- A **rear extension** projects **4000mm**, incorporating a **two-storey element** to the side and a **single-storey element** centrally and opposite the attached neighbour, reducing its perceived massing from the shared boundary.

Scale and Massing

The proposed scale has been carefully adjusted to respect the street scene. The design responds to the previous refusal by:

- Introducing a set-back on the front elevation and side boundary
- Limiting the extent of the two-storey rear projection to reduce overbearing impact
- Maintaining the roofline and pitch in harmony with the host dwelling

Appearance

All proposed materials — including brickwork, roof tiles, and fenestration — will **match the existing property**, ensuring architectural continuity and a cohesive appearance.

3. Access

Access to the property remains unchanged. There is no impact on the public highway or pedestrian routes as a result of the proposal.

In terms of parking:

- While the number of bedrooms will increase, **the existing drive to the rear/side will provide off-street parking for at least 4 vehicles**. 2 will be covered and 2 will be on hard landscape.
 - This aligns with **KCC Vehicle Parking Standards (SPG4)**, especially as the property is located within an established residential area with access to public transport and services.
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4. Response to Previous Refusal (Ref: 20241115)

The proposal has been revised to directly address the three refusal points:

Reason 1: Poor Design / Visual Impact

- The front elevation now includes a **300mm recess** from the original façade to reduce dominance.
- The side extension is **set in from the boundary by 1 metre**, maintaining rhythm and reducing bulk.
- Roof and materials are **in keeping** with the original house, ensuring visual harmony.

Reason 2: Impact on Neighbouring Amenity

- The **two-storey rear element has been limited** to the side, away from the neighbouring dwelling.
- The **central/single-storey element** ensures no undue impact on daylight or sense of enclosure.
- Window placement avoids overlooking and maintains privacy.

Reason 3: Parking Provision

- **Off-street parking for 2+ vehicles is retained** via the existing driveway to the side on Smart Road.
 - The site meets KCC SPG4 standards for a dwelling of this size in a sustainable urban location.
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5. Conclusion

This revised application represents a high-quality and proportionate extension that enhances family living space while addressing all previous concerns raised by the Local Planning Authority. The scheme is policy-compliant and demonstrates thoughtful design, minimal impact on neighbours, and acceptable parking provision.

The applicant respectfully requests that planning permission be granted.