

Planning Statement

Applicant: Mr. Jag Thind

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 Planning Statement is submitted in support of a householder planning application at 59 Central Avenue, Gravesend DA12 5AN. The proposed development involves part demolition and the construction of a two-storey side extension and a part two-storey, part single-storey rear extension to enhance the internal living space for the applicant's family. In addition the existing rear garage is to be enlarged to provide covered and off street parking to eliminate parking congestion on Central Avenue and Smart Road.

The proposal has been carefully designed to complement the character of the existing property, ensure minimal impact on neighbouring amenity, and comply with relevant planning policies and guidance.

2. Site Description

The application site comprises a two-storey semi-detached dwelling known as 59 Central Avenue, Gravesend Kent DA12 5AN, located on a residential street within the urban area of Gravesend. The property benefits from a large-sized rear garden and space to the side of the dwelling, allowing for sympathetic extension without overdevelopment of the plot.

There are no known planning constraints such as conservation area status, listed building status, or green belt designation affecting the site.

3. Proposed Development

The proposal includes:

- A **two-storey side extension**, projecting 4618mm from the original flank wall, with a **1-metre set-back** from the shared boundary to maintain separation from the adjacent property and avoid a terracing effect.
- A **300mm front set-back** from the main front wall of the house, in line with local guidance to retain subservience to the original dwelling.
- A **rear extension** projecting **4000mm from the existing rear wall**, designed as a **part two-storey and part single-storey** addition.
 - The two-storey rear element is integrated into the side extension.

- The remainder is single-storey to reduce the impact on light and outlook to neighbouring properties.
 - **All materials** (bricks, roof tiles, fenestration, rainwater goods) are proposed to **match the existing dwelling**, ensuring visual continuity.
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4. Design Considerations

The design has been developed to maintain the character and scale of the original property, with careful consideration of symmetry, roof form, and materials. The 1-metre side set-back respects the rhythm of the street scene, and the 300mm front set-back ensures the extension remains subservient and avoids visual dominance.

The extension will provide additional habitable space to meet modern family needs, potentially accommodating an expanded kitchen, dining area, utility room, and additional bedrooms or bathrooms upstairs.

5. Neighbouring Amenity

The design has considered potential impact on neighbouring properties:

- The **side extension is well set in from the boundary**, avoiding overshadowing or dominance.
 - The **part single-storey nature of the rear projection** limits any loss of light or overbearing impact.
 - No windows are proposed on the side elevation that would result in **overlooking** into adjacent properties.
 - Rear-facing windows maintain typical privacy levels.
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6. Policy Context

The proposed development complies with the core principles of the National Planning Policy Framework (NPPF), which encourages development that makes effective use of land, responds positively to local character, and respects the amenities of existing and future occupiers.

It also aligns with the relevant policies in the **Gravesham Local Plan**, including:

- Design guidance on residential extensions
 - Maintaining character, scale, and massing
 - Avoiding harm to neighbouring amenity
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7. Conclusion

The proposal represents a well-considered residential extension that respects the character of the existing dwelling and its setting. It is proportionate in scale, uses matching materials, and has been designed with sensitivity to the amenity of neighbouring properties.

On this basis, the applicant respectfully requests that planning permission be granted.