

**PROPOSED EXTENSION AND ALTERATIONS
AT
ASHLEA
HORNS OAK ROAD
MEOPHAM
KENT
DA13 0BX**

DESIGN AND ACCESS STATEMENT



Mark | Carter
ASSOCIATES



**design studio
priestfield stadium
gillingham
kent
01634 304700**

APRIL 23

Existing Site.

The application site is located off of Horns Oak Road Meopham Gravesend and it is an existing Chalet Bungalow set on a large plot of land in the Green Belt, an Area of Outstanding Natural Beauty (AONB), the Harvel Wooded Downs Landscape Character Area (LCA), a Biodiversity Opportunity Area (BOA), an Area of Archaeological Potential and Groundwater Source Protection Zone 3.

The dwelling has an access drive and provides adequate parking and is obscured by existing shrubbery.



Ariel View of the site



Planning History:

19800181

Erection of single storey rear extension to form utility room
and enlarged kitchen erection of front porch
Permitted 12.05.1980

19760385

Formation of bathroom and bedroom extension in existing
roof space and erection of extension at first floor level to
form two additional bedrooms
Permitted 13.08.1976

19550164

Erection of a detached bungalow (TH/6/55/143)
Permitted 24.08.1955

19550165

Erection of a detached bungalow (TH/6/55/143A)
Permitted 08.08.1956

Existing Photographs





Surrounding dwellings setting the street scene



Pre application

APPLICATION REF: PRE20230008

Officer - Mrs Kelly Joyce

Date – 09 March 2023

Site meeting was held to discuss the principle and design.

Comments received –

Despite there being a number of positive aspects to the proposed development, the Green Belt policy objection would be overriding.

Therefore, it is strongly recommended that the proposal be subject to considerable amendment (to significantly reduce the size and bulk) prior to the submission of any further pre-application enquiry or future planning application.

Proposal

Replacement and extension of existing rear single storey and the alteration of the existing first floor to increase the habitable space within a new pitched roof with dormers. New front entrance feature to replace existing entrance porch area.

Following the pre application advice the proposal has been revised and altered to overcome the concerns that had been discussed by reducing the overall scale and bulk.

The proposal can be separated into elements to relate better to the comments raised and the way they have been designed and the thinking behind their connections.

Ecology

No ecology report is required as the work is related to the existing footprint and would not affect the surrounding area.

The existing garden is wild at the rear boundary and contains a number of wildflowers and is an existing good area for biodiversity and if approved additional bird boxes can be added to the setting of the dwelling.

Green Belt

The application site is located within the Green Belt.

National Planning Policy Framework 2021 (NPPF 2021), Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 and Saved Policy C13 of the Gravesham Local Plan First Review November 1994 are most relevant. The overriding policy approach in the Green Belt is that newly built development is strictly controlled, in order to protect the openness of the land.

Extension or alteration to a building can be appropriate development, provided that it does not result in a disproportionate addition over and above the size of the original building (this is a cumulative assessment, which includes any existing extensions/alterations that have taken place).

As a general rule in the Green Belt, the Borough Council considers that extensions, which exceed the overall floor area of an original building by 33%, is only a guide for planners to use and to assist in the description of the phrase used to describe what is acceptable as “moderate extensions.”

The planning team will have regard to a range of factors including footprint, floorspace, volume, height and any other changes in the built form.

The revised proposal has been reduced in scale and bulk as well as floor space taking on board the comments received during the pre-application stage.

The existing house has a large flat roof area that is supported on columns and wraps around the front and side of the building, which in total area is 27m² and this would be totally removed and this area will remain open within the proposed design and this will also reduce the width of the dwelling on the site.

The existing house floor area is a total of 137m².

The roof has been previously converted using large dormers at the front and back, which are clearly not in keeping with the character of the house or the street setting as they are clad in white plastic with flat roofs, and the updating of these areas can only be considered as a positive alteration. The dormers are also dated and constructed in a timber frame, which appears structurally unsound and not insulated.

The proposal is to create rooms within a new pitched roof structure above the existing external walls of the house, which keeps the scale and bulk relative to the existing footprint.

The eaves of the new roof will be lower than a standard house and new well-proportioned dormers with small pitched roofs will also be used to add character to the rural setting.

The eaves lines would be 3.6m and lowered at 3.1m on one side above the ground floor so the roof acts as a major proportion to the front elevation and this is revised from the original pre application scheme with an eaves at 4.8m.

The new ridge height will be slightly higher than the existing but will remain no higher than the adjacent cottage called Parsley, which will maintain the street character and scale, which is relative to the green belt setting.

The front elevation ridge line will appear higher than the existing, but it will be narrower and as it has a pitched roof rather than the existing flat roofed dormers so the scale will be visually be less harmful.

A street scene diagram has been provided as part of the application to show the setting and scale set against the existing and proposed scheme, which demonstrates there would be no harm on the green belt or surrounding settings or adjacent properties.



The chalet style design is reflective on the typical type of property that exists in the area and is also normally found within a rural setting as whilst providing valuable family accommodation within the first floor roof area, the scale of the building appears reduced due to the nature of the sloping roof forming over a third of the proportion of the front elevation.

This form of architectural style we believe reduces the scale and bulk from the original two storey design offered at pre application stage.

The design is traditional with a contemporary twist of creating a timber framed glazed feature entrance at a storey and a half allowing lots of natural daylight into the centre of the property which replaces the existing flat roofed porch.

The dormers have a pitched roof with timber framed glazing that balances the house either side of the entrance feature and the front facade is kept simple with clear lines and uses traditional materials.

The dwelling will be reduced in width on the plot as the existing flat roof on support posts to the front and side will be removed which reduces the bulk and therefore there will be no substantial harm to the openness of the Green Belt above that of the existing property.

The materials are discussed under its own heading.

Example of similar approval within the area.

20210089 | Erection of two storey side and rear extension including new larger dormer in rear roof slope replacing existing dormers; construction of enlarged dormer in front roof slope. | The Orchard Priestwood Road Meopham Gravesend Kent DA13 0DA



This application is for an extension and provides additional floor space whilst increasing the width and depth of the original building line and increasing the scale and bulk.

Scale

The existing floor area is- 137m².

The existing flat roof area - 27m².

Existing outbuilding to be removed - 32m²

Area of allowable permitted development - 50m²

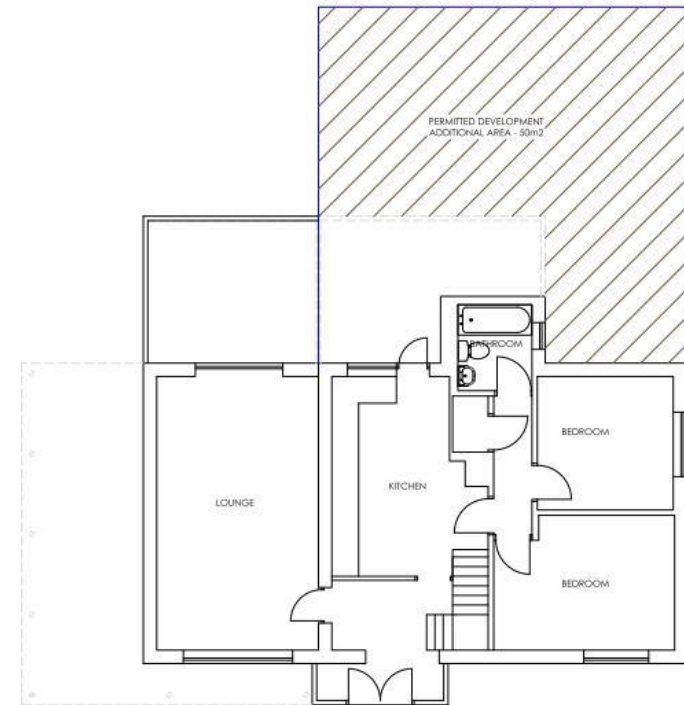
Existing Total - 246m2.

Proposed floor area
Ground floor Plan- 125m2
First Floor Plan- 85m2

Proposed Total - 210m2

The proposed floor area is less than the existing areas that could be created on the existing site.

The permitted development diagram shown based on an 8m extension from The rear wall of the original house and off the original width (1946).



Existing Ground Floor Plan 102m2 + PD 50m2 = 152m2
Existing First Floor Plan = 35m2
TOTAL AREA 187m2

Existing outbuilding removed - 32m2
TOTAL PROPOSED AREA 202m2 (Diff 15m2)

Overlooking/shadowing

There would be no loss of existing vegetation within the setting and the residential nature of the application site would be retained.

The proposed alterations would not be especially visible from any public vantage points and the changed appearance of the dwelling would not be harmful to overall landscape quality. Therefore, it is considered that the proposed development would not be detrimental to landscape character.

Due to the design of the proposed extension and the relative locations of surrounding properties, there would not be any adverse overlooking, overshadowing or overbearing impacts to surrounding occupiers.

Parking

The existing driveway provides parking for three vehicles and this will remain the case.

The proposal would create a four bedroomed property and three spaces would meet the general standards for off road parking.

Drainage

The existing property has existing foul and surface water drainage, which would be utilised for the new extension works.

Electric Car Charging point

The current applicant utilises the use of an electric charging point.

Impact on the AONB

Obviously, the site has an existing dwelling on it with old lighting technology so the spillage can currently not be controlled, and the new proposal will be to use modern LED controlled directional inward lighting together with any external lighting being greatly restricted.

The new glazing will be tinted to control light spillage avoid over heating to restrict any effect on the night sky within the ANOB.

Materials – Traditional materials used in a contemporary mode.

The material examples shown below for cladding to elevations



Roof tiles



Riven slate roof tiles.



Existing brickwork

Site plan



Area

Area of increased footprint via proposed rear extension on the site – 25m²

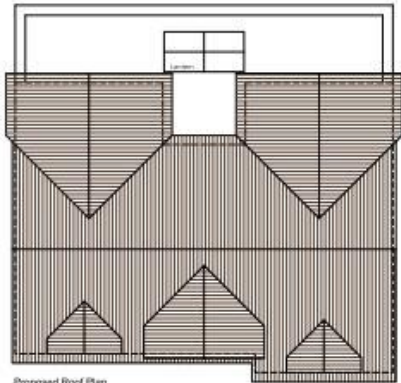
Existing large outbuilding in rear building to be removed. – Area 32m²

Access and driveway retained.

Floor Plans



Proposed First Floor Plan 85m2



Proposed Roof Plan



Proposed Ground Floor Plan 125m2
TOTAL AREA 210m2

Conclusion

The design revisions, following the pre application advice has reduced the scale and bulk of the proposal whilst maintaining adequate space for a family dwelling with no adverse impact on the green belt or its surrounding properties and maintaining the character of the area and the street scene.

Special circumstances have been detailed to show how through design the concerns of possible impact have been addressed through design, material choice and layout.

The proposal is designed to fit into its surroundings more so than the existing dwelling, which appears awkward and dated and does not contribute to the setting or the street scene.

The new design would have a similar height to the neighbouring buildings and the approach has resulted in a more sensitive scheme that coordinates more positively to the green belt setting.

The site is heavily screened by trees at the front and rear garden both being on the boundary lines and will not be visible from any vantage points or when passing from Horns Oak Road.

This document highlights the positives through design to enhance the existing dwelling and the site setting and its surroundings.