



Design & Access Statement

**21 Huntingfield Road, Meopham, Gravesend DA13 0EY,
Householder Planning Permission**

Contents

1. Introduction and Site
2. The Proposals
3. Site Photos
4. Summary and Conclusion

Introduction and Site

This Design and Access Statement has been prepared in support of a planning application for the construction of a single-storey rear extension incorporating a roof lantern, the erection of a front porch, internal alterations, and associated external works at 21 Huntingfield Road, Meopham, Gravesend, DA13 0EY.

The statement explains the design principles that have informed the proposal and demonstrates how the development responds positively to the character of the existing dwelling and its surrounding residential context.

The application site comprises an existing semi-detached residential dwelling situated within an established residential area along Huntingfield Road, Meopham.

The surrounding area is characterised by well-maintained family dwellings of varying architectural styles, many of which have been altered or extended over time. Properties generally benefit from generous rear gardens and maintain consistent building lines to the street frontage.

The proposal relates solely to the existing residential curtilage and does not involve any change of use.

The proposal has been designed having regard to:

- National Planning Policy Framework (NPPF);
- Relevant policies within the Gravesham Local Plan Core Strategy and Development Management Policies;
- Gravesham Borough Council Residential Design Guidance and Householder Extensions Guidance (where applicable);
- General principles of good residential design.

The proposal represents a modest domestic extension that preserves the character of the host dwelling while providing improved accommodation for the occupants.

The Proposals

The proposal consists of:

- A single-storey rear extension;
- A contemporary roof lantern over the new rear extension;
- A modest front entrance porch;
- Internal remodelling of the existing ground floor;
- Associated drainage, landscaping and associated works.

The scale of the extension is proportionate to the existing dwelling and remains subordinate to the original building.

The rear extension will enlarge the existing ground floor accommodation to provide an improved open-plan kitchen, and family living area.

Internal alterations have been carefully planned to improve circulation, increase natural daylight and create a more functional living environment while retaining the overall domestic character of the dwelling.

The front porch provides a defined entrance space and improves the arrival sequence without significantly altering the appearance of the front elevation.

The extension has been designed to complement the existing property.

Materials are proposed to closely match the existing dwelling and may include:

- Facing brickwork to match existing;
- Matching roof tiles where applicable;
- Powder-coated aluminium or uPVC glazing;
- High-quality glazed roof lantern;
- Matching fascia, soffits and rainwater goods.

The roof lantern provides additional natural daylight to the central living space while adding a contemporary architectural feature that remains discreet when viewed from surrounding properties.

The porch has been designed to integrate with the existing front elevation and reinforce the residential character of the property.

The proposal respects the established character of Huntingfield Road.

The rear extension will be largely screened from public views and will have minimal impact upon the street scene.

The front porch is modest in scale and sympathetic to the existing architectural style.

Overall, the proposal maintains the residential appearance of the property and will not appear overdeveloped.

Site Photographs





Summary & Conclusion

The proposed single-storey rear extension, roof lantern, front porch, internal alterations and associated works have been carefully designed to respect the character and appearance of the existing dwelling and the surrounding residential area.

The development is modest, proportionate and sympathetic in design, providing improved living accommodation while protecting neighbouring residential amenity and maintaining the established character of Huntingfield Road.

It is considered that the proposal accords with the relevant objectives of the National Planning Policy Framework and the adopted planning policies of Gravesham Borough Council. Accordingly, planning permission is respectfully sought.

It must be stressed that if the council needs any further information to access our application, that our delegated case officer should email the agent prior to making a formal decision, and we would be more than happy to assist further.

We are aiming to work proactively with our planning officer in order to seek the necessary full planning permission approval for the works.

Yours Sincerely,

Amar Vara
Founder