

Planning, Design & Access Statement.

31 The Street, Shorne,

Gravesend,

Kent, DA12 3EA.

Introduction

31 The Street is a detached two storey house set within a good sized plot with off road parking to the front and a large garden mainly laid to lawn and with an effective hedge along the eastern boundary. Along the west boundary is a high brick boundary wall.

Proposal

This application is for a single storey rear extension with the height of the roof being below 3 metres from ground level. The extension will be in blockwork finished in plain smooth render, painted white with a grp roof.

The existing rear single storey extension is to be demolished prior to building the extension.

The extension will provide a kitchen, utility and lounge area. The existing lounge to the front is proposed to change use to become a bedroom.

Planning

A Pre-application enquiry, PRE20230105 was submitted for a part ground and first floor extension at the rear of the house to provide an additional bedroom and a larger lounge. The written response raised concerns about the two storey part of the extension going across the rear of the house to the edge of the first floor outer corners. The applicant wanted a flat roof to the first floor due to the shallow pitch of the roof otherwise requiring a valley gutter and due pitch roof which the applicant considered to add greatly to the costs.

A subsequent meeting was held with the case officer to discuss the previous proposal and the points raised in the pre-app were talked through. The applicant was advised to consider permitted rights development.

Following a re-appraisal of the applicant's requirements and consideration of the pre-application response, we hereby submit this application for a single storey extension which would be permissible under permitted development rights. The rear garden is about 19 metres in depth from the rear wall of the main house so there is sufficient garden area with this proposed extension.

Relevant planning policies include:

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS12 - Green Infrastructure
- CS18 - Climate Change
- CS19 - Development & Design Principles

Supplementary Planning Guidance • SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020 • Technical Housing Standards - Nationally Described Space Standard (2015)
SPG 4 - KCC Parking Standards (2006)
Gravesham Householder Extensions/Alterations Design Guide (2021)

National Planning Policy Framework (2021)
Section 2 - Achieving Sustainable Development
Section 12 - Achieving Well-Designed Places.

Policy CS19 (Development and Design Principles) states that new development will be visually attractive. This proposed extension is at the rear of the house within the garden which has a tall brick wall to the west side and an even taller wall to the back of the garden and a hedge and fence along the east side from inline with the rear of the house towards the back of the garden.

The house is slightly closer to the west boundary than the east as can be seen on the site plan. There is a path to the rear garden down the west side of the house with a 1.8 metre fence and gate across between the rear of the house and the 2 metre high flint boundary wall. The boundary wall then changes from a flint wall to a brick wall and steps up in height from 2.15 metres to about 2.8 metres in height towards the rear of the garden. On the east side, there is a fence across the gap between the house and 2 metre high boundary fence to the rear garden with hedging along the boundary towards the rear of the garden and smaller hedging plants to the front. Along the rear of the garden the boundary is a very tall brick wall of some 3 metres in height. A new garden wall is to be built along part of the east side boundary from the rear of the house forwards to the line of the front of the house to replace the fence that has been damaged in recent high winds.

The rear garden is very well screened from the road so a single storey rear extension will be barely visible.

The extension will be in rendered blockwork with a grp roof which will be painted grey. The applicant would like to use smooth render finished in white to the exterior of the new walls. The main house has pebble dash render.

The proposed extension would be permitted development in other circumstances, however here is some demolition required to remove the existing kitchen extension.

On the west side of the houses there is a narrow plot to the same depth as the site of the applicant's house where there used to be a detached garage. The garage has been demolished and the site generally left unkempt and uncared for. On the east side, there is a gap between the applicants plot and the pair of semi-detached houses to the east. The applicants house and the semi-detached houses are slightly angled away from each other so the extension will not have an impact on the neighbouring houses being screened from view by the garden walls, boundary fences and hedges. There are no window openings to the side walls to the extension. There is a side door proposed on the west side which will lead to the utility room which will be obscure glazed.

Parking. There is room to park 4 cars on the drive.

The house and garden are outside the Shorne Conservation Area, although close to the boundary.

The proposal for a single storey extension reduces the visual impact of the extension which is one of the concerns raised regarding a two storey rear extension during the pre-application enquiry.

The property is located within the centre of the village and is surrounded by housing to all sides. The extension has no impact on the Shorne Woodland Landscape Character Area.

Access

There are regular bus services to the village with stops by the village hall, a short distance away. The bus service through the village runs through the villages of Meopham, Sole Street, Cobham and Shorne and then to the town centre. There are bus stops on the Gravesend Road for routes to Gravesend and also to the Medway Towns. The nearest railway stations are either Gravesend or at Higham.

Gravesend town centre, together with shops and services on the outskirts of Gravesham at the Lion Roundabout and shops and services such as a Post Office at Higham are within walking and cycling distance. There are regular walkers and runners who use the path alongside the Gravesend Road from Gravesend out to Higham and back for exercise.

The ground floor of the extension will be at the same level as the ground floor of the house with a low step up from the rear garden into the rear extension. However, the step can easily be altered to provide a level access in the future should the applicants' mobility requirements change.

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