



DESIGN & ACCESS STATEMENT

**Proposed single detached replacement dwelling at 62 Kings Drive,
Gravesend, DA12 5BJ**

5th January 2026

This application seeks planning consent for a single custom-build detached replacement dwelling at 62 Kings Drive, Gravesend, DA12 5BJ.

Planning permission was refused under ref 2025/0195 for extensions & alterations to 62 Kings Drive. This was the most recent of two planning refusals for schemes of a very similar design. The description of the application was "Erection of a second floor with roof lantern and solar panels. Erection of a single storey front extension and single storey rear extension with 3 rooflights. Internal alterations and changes to fenestration."

There was only one reason given for the refusal: "The application is not considered to have overcome the previous reasons for refusal in terms of design. The proposal is considered to be an incongruous and dominant addition which is not respectful to the host dwelling and the wider street scene."

A completely new design was prepared & Pre Application comments were invited from Gravesham Planners for the revised proposals. The Pre Application Response ref PRE20250120 dated 9th July 2025 noted that the revised drawings had "gone some way to address the above issues" noting that the bulk & massing of the proposed roof has been reduced, however the officers were of the opinion that "overall, the proposal is considered to be an overdevelopment of the host dwelling which would be of an incongruous and dominant addition & is not respectful to the host dwelling and the wider street scene."

On the positive side the proposals did not raise any concerns with regard to the amenity of future occupiers, neighbouring amenity, highways & parking.

A further meeting was held with Gravesham planners and DAC Architects confirmed these further discussions on 3rd September 2025. Two options were identified which the planners said they would be able to support. The second option, which was agreed to be the client is noted as follows:

"Demolish the existing building and construct a detached two storey 4 bedroom dwelling. The idea here is that creating a new dwelling enables a much more efficient plan so although we are going up another storey the footprint of the first floor will be a lot less...the planners would also support a garage, ground floor utility link and ground floor 'extensions' to the rear...."

A further enquiry was made regarding a proposal to move the location of the replacement dwelling to have access from Windsor Road but the planners expressed their further views by email on 8th December 2025 as follows,

"As discussed, when we met with you at your offices, the demolition of the existing and erection of a new dwelling would be the best route for the applicant to achieve their desired development. However, the issue with the proposed option to front Windsor Road would be deemed as unacceptable as the dwelling would not follow or respect the existing building line."

This planning application seeks approval for a detached replacement two storey dwelling with access off Kings drive, as existing and respecting the existing building lines.

The first floor of the proposed dwelling makes use of the more efficient layout having a gross internal floor area of approximately 95 square metres as opposed to the approx. 135 square metres of the previous design.