



DESIGN CODE

21 Cheshunt Close, Meopham, Kent DA13 OHU

INTRODUCTION

This Design Code has been prepared by Gill Sterling to assist Officers at Gravesham Council in their consideration of this application.

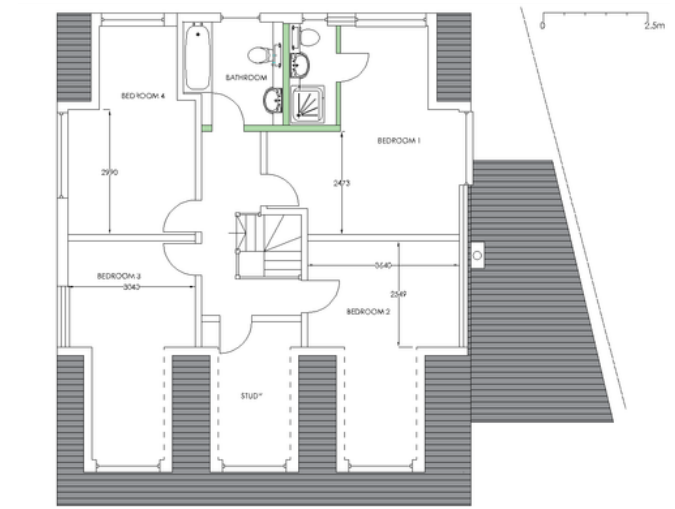
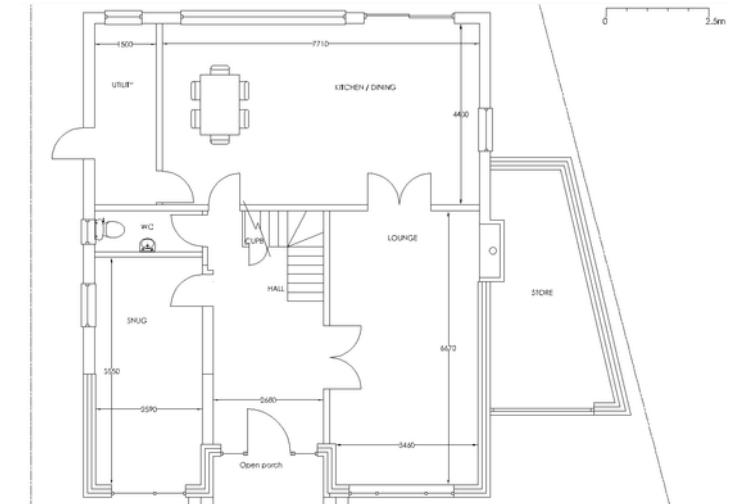
The planning application is for the erection of a single storey rear, single storey front, and a first floor front extension over an existing garage at site 21 Cheshunt Close, DA11 0HU.

Planning History

Refused planning applications

Refused planning application for 21 Cheshunt Close, reference number: 20230007

- *"By virtue of the size and design the proposed extensions are a harmful and incongruous addition to the host dwelling resulting in overdevelopment of the plot and would be detrimental to the character and appearance of the property itself and character of the wider area. The proposal would introduce an unneighbourly form of development."*
- *"The proposed extensions will result in an unacceptable loss of light and overshadowing to the existing property at 23 Cheshunt Close due to the lack of space between the properties, and would have an unacceptable and overbearing impact."*

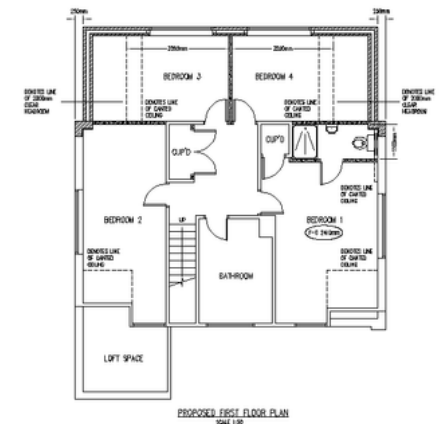
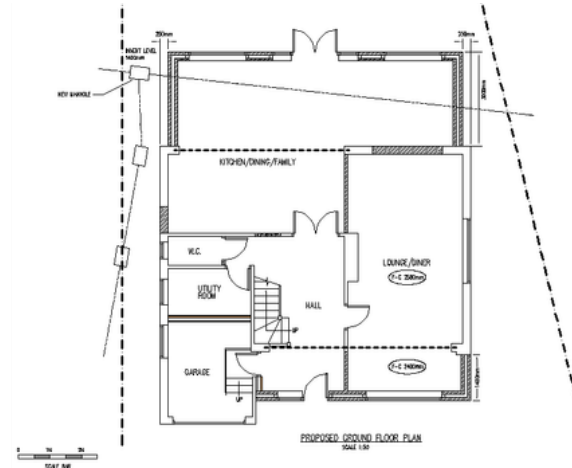


Planning History

Refused planning applications

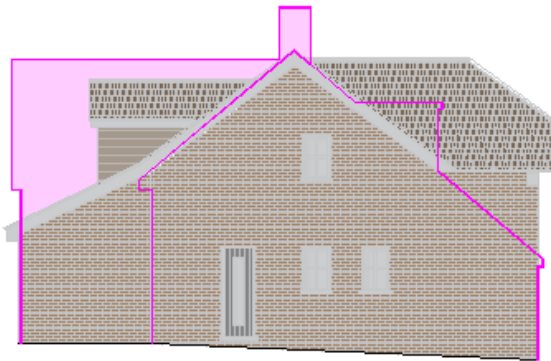
Refused planning application for 21 Cheshunt Close,
reference number: 20230809

- “The proposed rear extension is a harmful and incongruous addition to the host dwelling which fails to respect the character appearance and scale of the host dwelling. The proposal would introduce an unneighbourly form of development.”
- “The proposed rear extension will result in an unacceptable loss of light and overshadowing to the existing property at 23 Cheshunt Close due to proximity of the development to the common boundary, and would have an unacceptable and overbearing impact.”

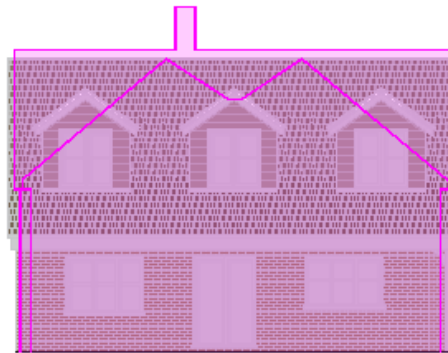


Comparison Plan

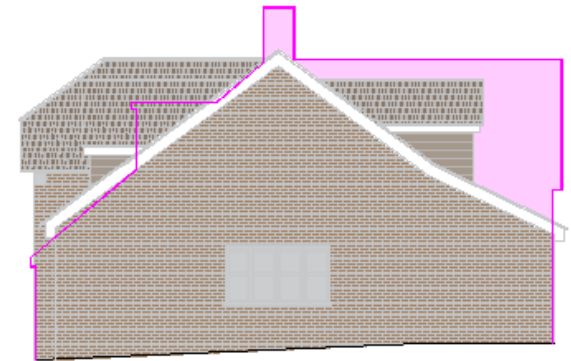
Refused planning application design overlayed onto new proposed design



South Elevation



West Elevation



North Elevation

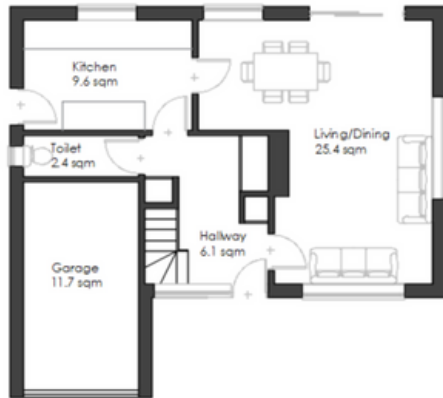
The proposal is for the erection of a single-storey rear extension, a single-storey front extension, and a first-floor extension over an existing garage. The new scheme seeks to address the main concerns raised within the delegated report of the previously refused scheme. The diagram above demonstrates the previously proposed elevations, in comparison to our new scheme.

 Outline of previously refused application (20230809)

Existing Plans/Elevations

Existing ground and first floor plans

Existing north, south, east and west elevations



Ground floor plan



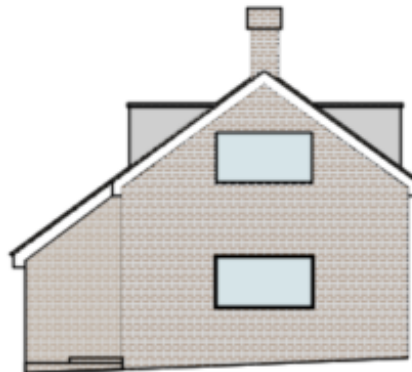
Existing south elevation



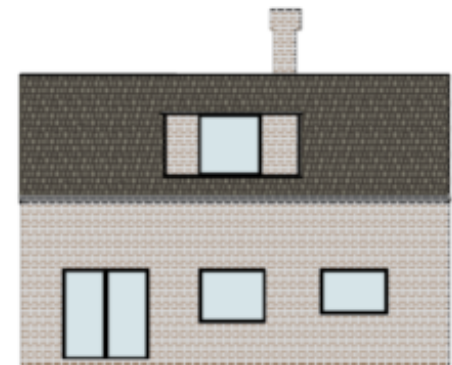
Existing east elevation



First floor plan



Existing west elevation

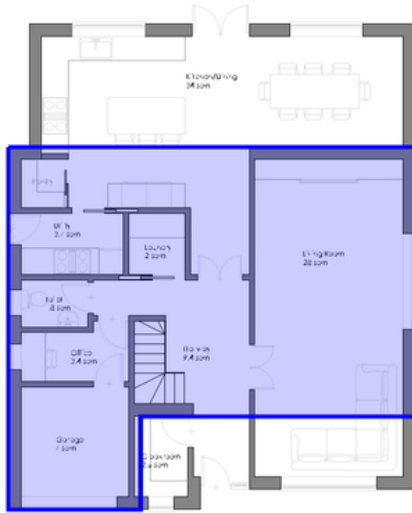


Existing north elevation

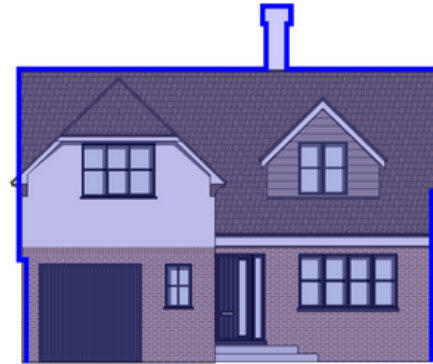
Comparison Plans

Proposed ground and first floor plans

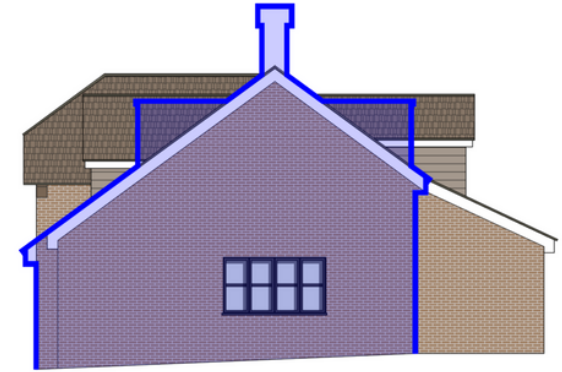
Proposed north, south, east and west elevations



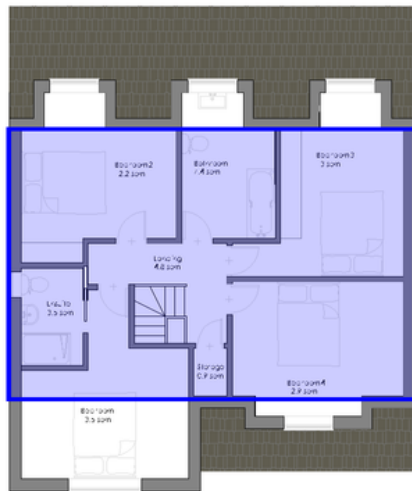
Ground floor plan



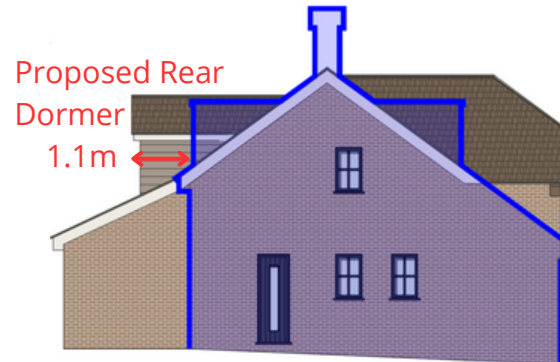
East Elevation



North Elevation



First floor plan



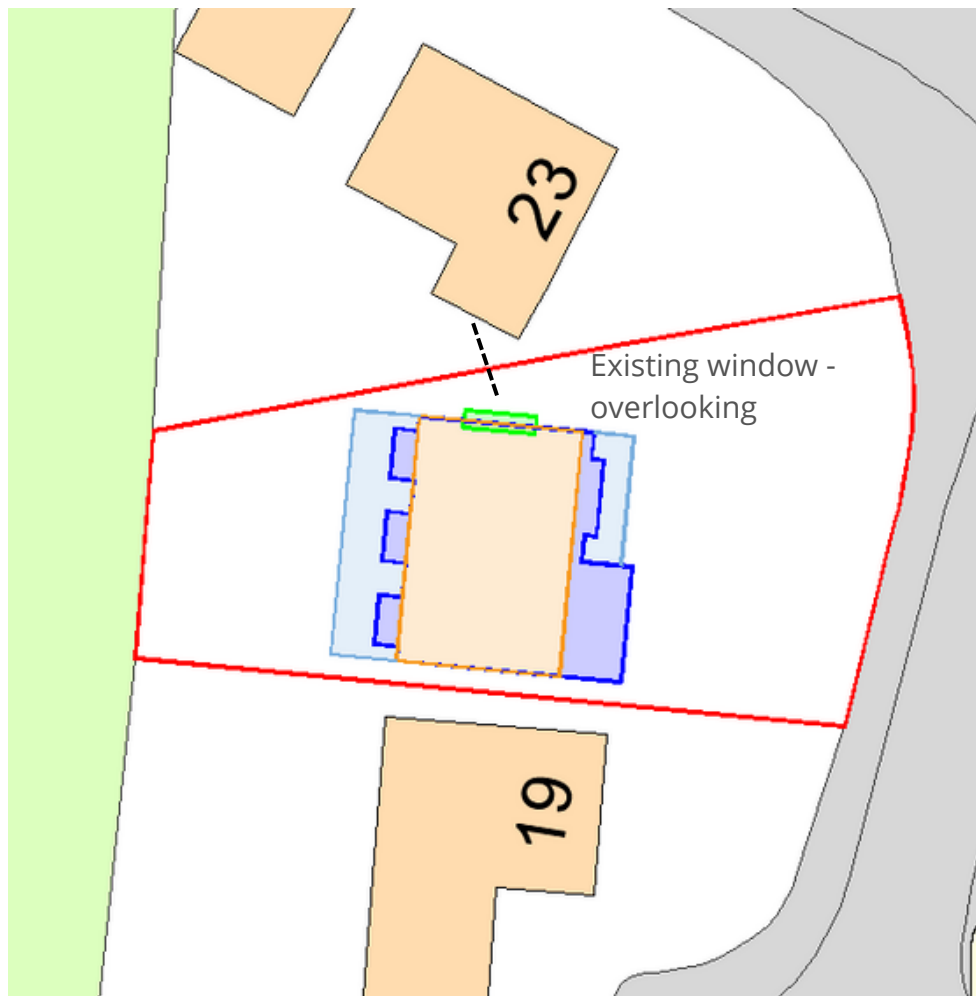
South Elevation



West Elevation

 outline of existing

Constraints and opportunities



- Outline of proposed first floor
- Outline of existing first floor
- Outline of proposed ground floor
- Existing window on side elevation to be removed



Photo showing existing overlooking window that is being removed in the proposed development

We have carefully considered the impact of the proposal on adjoining properties with due regard to privacy and overshadowing. The proposal will provide sufficient amenity space for future occupiers, and have good standards of natural light whilst respecting and responding to the local context to make a positive contribution to its surroundings.

Design References



19 Cheshunt Close, Meopham - Inspiration for front/east elevation



Example of a catslide roof for rear extension



17 Cheshunt Close, Meopham - Inspiration for materials



Example of pitched roof dormers



Inspiration for front/east elevation

Materiality

The application site is within a semi-urban area, predominantly residential comprising a range of large detached houses of varying architectural aesthetic. Cheshunt Close has no uniform or defined character, it has a wide mix of house types and age. The materials used will enhance the Kentish aesthetic, and not trespass into 'housing estate' character. Materials are to be influenced by local vernacular to reflect the character of the area. This document identifies a range of materials and references that will be acceptable for this scheme.



Pitched Roof Dormers



Brown Clay Roof Tiles



**Red Brickwork to match
existing**



**Dark Grey Aluminum
Windows**

Comparison Street Scene
Existing and proposed



East Existing Street Scene Elevation



East Proposed Street Scene Elevation