

Design and Access Statement

Our Ref

DA121LA

Report Date

08/12/2023

Address

27A South Hill Road Gravesend Kent DA12 1LA

Proposal

Replacement of existing front uPVC double-glazed windows with timber double-glazed windows



1.0 Introduction

The applicant has appointed Express Planning Ltd. to prepare the necessary drawings and supplementary documents for pursuing this Full Planning Application. The applicant has appointed Express Planning Ltd upon receiving a refusal to his previous planning application. (ref:20221138)

Upon discussion with Enforcement Officer Mr. Ian Brown, the applicant has agreed to change the existing front windows with timber sash windows to overcome the previous refusal reason.

This statement accompanies a Full Planning Application, along with supporting documentation, to indicate the replacement of existing front uPVC double glazed windows with timber double glazed windows at 27A South Hill Road Gravesend Kent DA12 1LA.

This application and drawings demonstrate that we will comply with Gravesham Local Plan Core Strategy, Gravesham Local Plan, National Planning Policy Framework and Supplementary Planning Documents.

This statement should be read in conjunction with the drawings.

2.0 Planning Policy (Gravesham Local Plan Core Strategy, Gravesham Local Plan, National Planning Policy Framework, Supplementary Planning Guidance)

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 • CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 – Development Affecting Conservation Areas

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed places
- Section 15 – Conserving and enhancing the natural environment

Planning (Listed Buildings and Conservation Areas) Act 1990

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);
- Householder Extensions/Alterations Design Guide (2021); and
- Conservation Area Maintenance/Replacement Windows and Doors Guidance • Windmill Hill Conservation Area Appraisal

3.0 Location & Setting

The flat is situated along South Hill Road, a predominantly residential road.

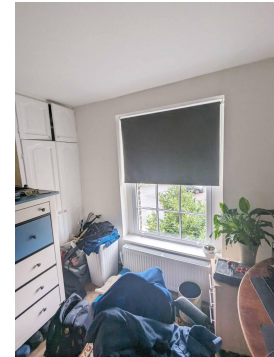
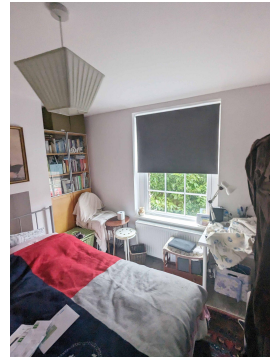
The site is immediately surrounded by residential buildings of a similar style, which are semi-detached and terraced 2-3 storey dwellinghouses.

The street features off-street and on-street parking.

The subject flat is a semi-detached house set over three floors with brick external wall feature at the front, rear and side elevations.

The subject property falls into Windmill Hill Conservation Area.

Also, South Hill Road falls into an Article 4 Direction. The aim of the Direction is to prevent harmful changes encouraging the careful repair of original or period features, and where they have already been lost, ensure that the replacement of any modern windows and doors results in the reinstatement of an appropriately traditional type.



4.0 Use

The existing property is used as a flat (C3 Use Class) and it's use will remain the same.

5.0 Appearance & Materials

The applicant has applied for planning permission for the retention of the existing uPVC windows; however, the application has been found against the character of the area in terms of appearance and material. uPVC front windows have been found against the character of the Conservation Area.

The new application will demonstrate that the applicant will replace the existing uPVC windows with timber sash windows to overcome the previous refusal reasons.

The proposed timber sash windows will preserve the Conservation Area character and enhance the significance of the Borough's heritage assets.

Conclusion

This application seeks a Full Planning Application for the replacement of existing front uPVC double glazed windows with timber double glazed windows at 27A South Hill Road Gravesend Kent DA12 1LA.

This application and drawings demonstrate that we will comply with Gravesham Local Plan Core Strategy, Gravesham Local Plan, National Planning Policy Framework and Supplementary Planning Documents.

The proposed timber sash windows will preserve the existing Conservation Area character and enhance the significance of the Borough's heritage assets.

The proposal would not materially harm the area's character and appearance and would accord with the Local Plan.

We aim to work proactively with the LPA to create a high-quality and sustainable environment and believe this proposal enhances the building and the local area.

Should additional information or clarification be required to progress this application, please do not hesitate to contact Express Planning Ltd. We are more than happy to make any amendments to the proposal that the Gravesham Council may suggest.

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