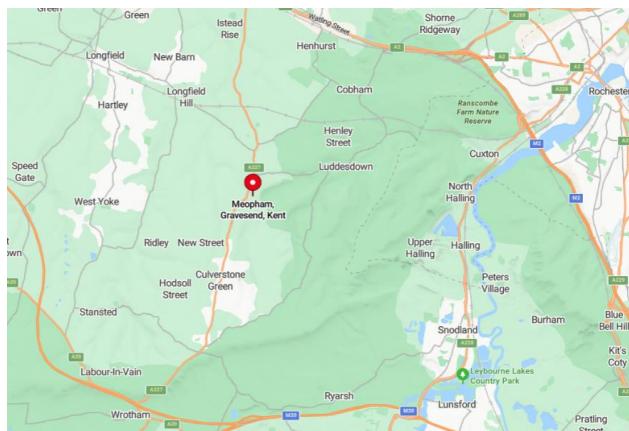
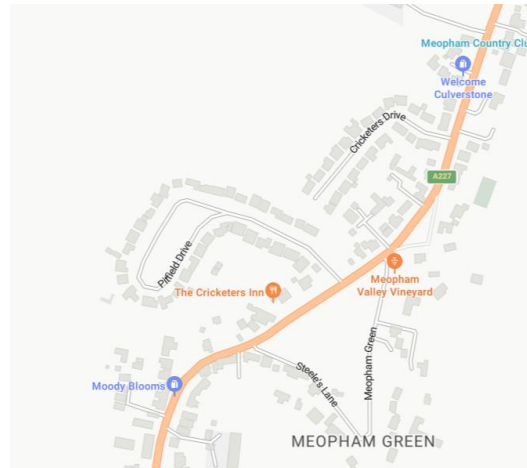


DESIGN & ACCESS STATEMENT

42 CRICKETERS DRIVE MEOPHAM DA13 0AX

THE SITE

The site is within the Parish of Meopham and a designated landscape character area. The site is a two storey semi detached dwelling situated within a rural settlement that is inset from the greenbelt and is located towards the end of the Cul de sac, at 42 Cricketers Drive.



INTRODUCTION

This Design and Access Statement has been prepared by JG Designs on behalf of Mr & Mrs K Twardy for a Lawful Development Certificate for a hip to gable enlargement to allow for the creation of a rear dormer, installation of roof lights in the front roof slope and conversion of roof space into Master Bedroom with an En-suite' at 'Land at 42 Cricketers Drive, Meopham, DA13 0AX', referred herewith as 'the Site'.

This Statement sets out the main points of case in support of the proposed residential development, for which the description of development is as follows:

Hip to gable enlargement to allow for the creation of a rear dormer, installation of roof lights in the front roof slope and conversion of roof space into Master Bedroom with an En-suite.

RELEVANT PLANNING HISTORY

Planning history refused

42 Cricketers Drive, Meopham, DA13 0AX

Ref: 20241081 Date: 21.01.2025

Demolition of an existing rear garage, conservatory and erection of a new side and rear extension including a loft conversion.

Planning Appeal dismissed

Ref: APP/K2230/D/25/3360603 Date: 08.04.2025

Demolition of an existing rear garage, conservatory and erection of a new side and rear extension including a loft conversion.

Planning Granted

Ref: 20250404 Date: 24.06.2025

Erection of single storey side/rear extension with rooflights

Planning Granted at similar Properties:

20230971 156 Lower Higham Road Gravesend Kent DA12 2NN

Ref: 20210916 Date: 14.09.2021

Application for a Lawful Development Certificate in respect of the proposed erection of a rear dormer with Juliet balcony, installation of 3 rooflight windows to the front elevation, a hip to gable roof extension and conversion of the roof space to form habitable rooms.

20240793 Location 58 Tradescant Drive Meopham Gravesend Kent 22.10.2024

Application for a Proposed Lawful Development Certificate in respect of a loft conversion, construction of rear dormer with Juliet balcony and roof lights to front roof slope. Installation of window on gable end, extension to front porch and alterations to fenestration

THE SCHEME

The D&A Statement addresses the Application for a Lawful Development Certificate and the Scheme is considered to be sustainable development and also falls within the criteria set out in the 'Permitted Development Rights for Householders'

The scheme seeks Lawful Development Certificate for the following development:

- Erection of a hip to gable enlargement to allow for the creation of a rear dormer, installation of roof lights in the front roof slope and conversion of roof space into habitable rooms.
- New hip to gable dormer extension will fit-in within an existing street scene and will integrate and balance with the neighbouring property at no.40

THE SITE & SURROUNDING AREA

The proposed site is within the Parish of Meopham situated within a rural settlement inset from the Green Belt and within a residential area, characterised by semi-detached houses of similar within the immediate street scene, with a number of the properties being extended over time. The site is located upon a rectangular shaped plot that is located towards the end of the Cul de Sac at 42 Cricketers Drive.. The property is a semi-detached hipped roof two storey dwelling with an existing dropped kerb, a crossover and a driveway to the side of the property.



Location Plan



Rear of No.40

No.42

No.44

No.46

SURROUNDING AREA PROPERTIES

The street scene comprises mainly of semi-detached dwellings on a variety of plot sizes (see images below). Majority of the neighbouring properties have had Loft conversions.



SITE PROPOSAL

The site is located upon a rectangular shaped plot that is located towards the end of the Cul de Sac. The site, a semi-detached two storey dwelling has an existing dropped kerb, a crossover and a driveway to the side of the property leading to a previously demolished garage.



The adjoining property No.44 semi is gable fronted and the property No.42 has a hipped roof. The neighbouring property at No.40 has a gable end roof.

The proposed development will be of a design and materials that will match with the existing building and those in the surrounding area.

The proposed hip to gable rear dormer extension will reflect the neighbouring property at No.40 Cricketers Drive which has a hipped gable end and a similar rear dormer extension. Materials used will match existing property.

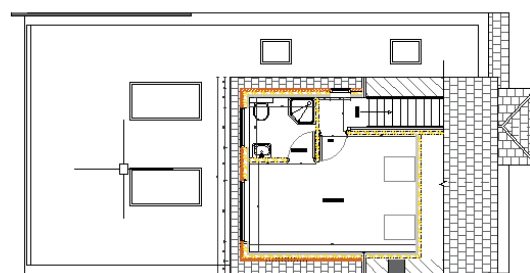


Rear Elevation

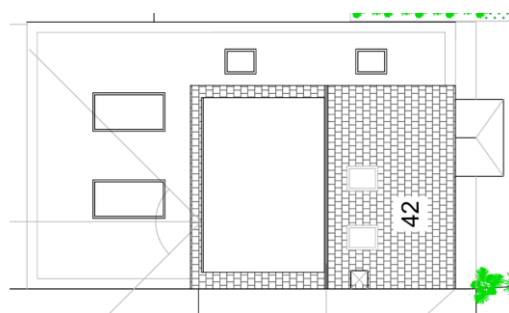
Side Elevation

Side Elevation

Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Roof Plan

PROPOSED HIP TO GABLE REAR DORMER EXTENSION

The existing roof width of the property is 5.93m and the proposed rear dormer extension measures 5.09m in width and is within the original roof space. No part of the proposed dormer extends beyond the outside face of any external wall of the original dwelling house

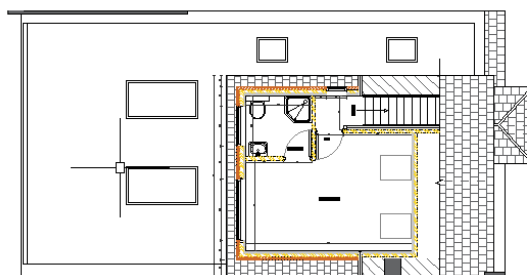
The proposed dormer is below the roof ridge and sited back 0.34m measured along the roof slope from the outside edge of the eaves.

The proposed Rear Dormer will have two double glazed roof lights to the front of the roof slope.

To the rear of the proposed dormer there will be a double glazed window with obscure glass and a double glazed window reflecting the windows on the first floor.

Proposed roof extension volume calculations:

- Side roof extension hip to gable (7.36m width x 2.8m height x 3.96m length)/6 = 13.6m³
Rear dormer volume (2.57m height x 3.54m depth x 5.09m length)/2 = 23.16m³
- Total volume = 36.76 m³.



In terms of the new layout, the proposed development will comply with the Council's residential layout guidelines and the Technical Housing Standards and the Nationally Described Space Standards.

The proposed development will provide adequate levels of light, privacy and outlook and will be in line with Policy CS19 of the Core Strategy in respect of the living conditions for future occupants of the dwelling.

The proposed development complies within Schedule 2, Part 1, Class B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

NEIGHBOURING AMENITY

The proposed development is not excessive in size or bulk and is proportionate to the dwelling, and is not considered to be detrimental to the character or appearance of the street-scene. As such the application is in accordance with Policy CS19 (Development and Design Principle) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2019) which seeks to achieve well-designed places.

There are two proposed windows to be located in the side elevation facing the neighbouring property at No.40. The proposed double glazed windows will have obscure glass and as such, there will be no adverse overlooking impacts to the neighbouring dwelling.

The rear dormer elevation will have a double glazed window with obscure glass and a larger double glazed window which will create a sense of overlooking and loss of privacy for neighbouring properties. However, the neighbouring property at No.40 has already a similar rear dormer extension which overlooks the neighbouring properties.



Overall, the proposed development will not be detrimental to the residential amenity of surrounding properties in terms of overshadowing, loss of light, outlook or privacy and will not have an overbearing impact and will be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and paragraph 130f of the NPPF (2021).

AMENITY OF FUTURE OCCUPIERS

In terms of the new layout, the proposed development will comply with the Council's residential layout guidelines and will not be detrimental to the amenity of future occupiers and will be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

ANY OTHER MATERIAL PLANNING CONSIDERATIONS

Impact on the Landscape –

In addition to being inset from the Green Belt, the application site is located within Meopham Downs Landscape Character Area.

This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

Policy CS12 of Gravesham Core Strategy (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

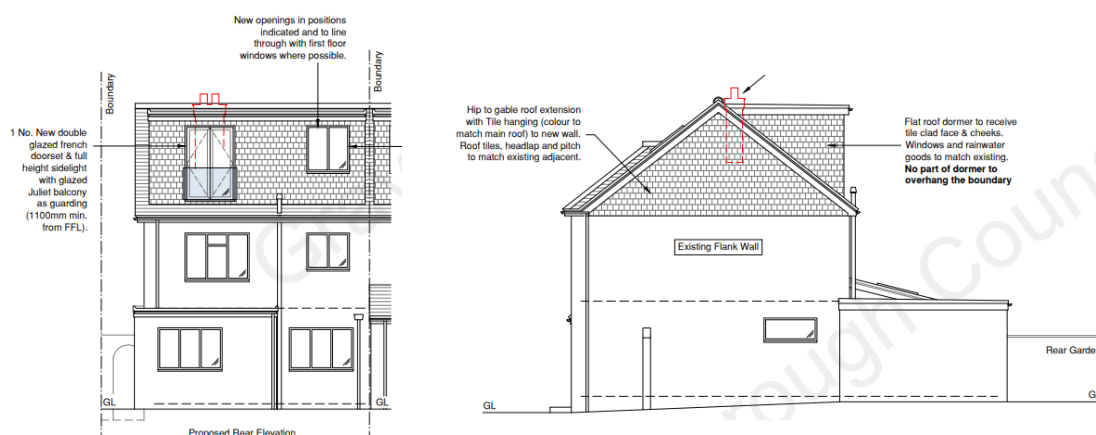
The proposed development will have no impact on the Meopham Downs Landscape Character Area as the property is located within the rural settlement.

EXAMPLES OF NEIGHBOURING DEVELOPMENTS

Examples of neighbouring properties with similar extension which have planning granted.

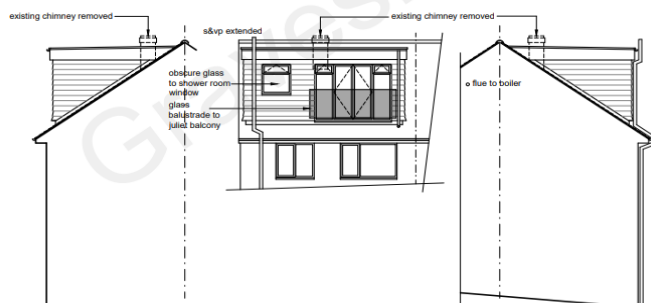
156 Lower Higham Road Gravesend Kent DA12 2NN

Ref: 20210916 Date: 14.09.2021



57 Ediva Road Meopham Gravesend Kent 11.03.2020

Ref: 20200047 Date: 11.03.2020



CONCLUSION

The proposed development will deliver a modern home and provide an enhanced environment for now and in the future for modern family living in the borough.

The scheme will result in a sympathetic form of development which respects the street scene, sit comfortably within its plot and will result in a well-proportioned dwelling that will maintain the existing pattern of development – given its context.

The proposed development complies within Schedule 2, Part 1, Class B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

One of the core principles of the NPPF given in paragraph 17 is that planning should not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.