



Architects

**Construction of a new two storey dwelling on
land to the side of an existing dwelling.
Demolition of existing single storey rear & side
extensions & the construction of a new single
storey rear extension to the existing dwelling**

at

**173 Singlewell Road, Gravesend
KENT
DA11 7QA**

Planning Design & Access Statement

26th April 2024

**DAC Architects
21 Stone Street
Gravesend Ken
DA11 0NP**

Introduction & Use

This Planning Application is for the construction of a new two storey dwelling on land to the side of an existing dwelling. The application covers the demolition of existing side & rear extensions & the construction of a new single storey rear extension to the existing. The application also covers the construction of a new garage on an existing parking area to the rear to provide off street parking for both dwellings.

The Site

The site is located on the corner of Singlewell Road and Dennis Road with an area according to Ordnance Survey data of 531 square metres. There is a gap of approximately 6.23m from the flank wall of no 173 to the boundary with Dennis Road.



Planning History & Background

A planning application was made to develop land to the side of no 173 Singlewell Road Gravesend. The work involved a rear extension & loft conversion to the existing house and the construction of a four bedroom house on the land to the side, with garaging to the rear. Planning permission was refused for this development under application ref 2021/1211 dated 13th December 2021.

An Appeal was submitted and this was dismissed under ref APP/K2230/W/22/3290407 dated 15th September 2022.

Pre application advice was obtained from Gravesham Planners for a reduced scheme under ref PRE20220311 dated 23rd January 2023. This advice confirmed that a development is acceptable in principle. It acknowledged that the bulk and scale of the proposal had been reduced. The advice confirmed that the new scheme complied with residential design guidelines and that there were no adverse neighbouring amenity issues. The advice did however suggest that further changes would be necessary.

Revised Proposal

We have now drawn up revised proposals. These have been further reviewed & altered in response to the pre application comments. These proposals include the following revisions:

- The loft conversion of the existing house has been omitted. The house remains as a 3 bedroom house.
- The size of the rear extension to the existing house has been reduced, it is now a modest 3m deep.
- The size of the new dwelling has been significantly reduced. It is now a 3 bedroom 4 person dwelling with a gross internal floor area over two storeys of 97.64 sqM.
- The width of new dwelling has been reduced to increase the space between the flank wall of the dwelling & the footpath. The distance now varies from a minimum of 1m (3 feet 3 inches) to a maximum of 1.33m (4 feet 4 inches).
- The depth of the new dwelling has been reduced to match exactly that approved at no 155 Singlewell Road, thus reducing bulk & massing.
- The rear part of the new dwelling has been reduced in size further with a lower roof and eaves level and a narrower width & to read as a subservient part of the new dwelling.
- The existing boundary wall and a fence have been shown which replace what is there at the moment and screen the development.
- A street elevation of this whole section of Singlewell Road is included to show just how well the proposed development compliments the character of the area.
- The garages & the parking arrangements have been redesigned.

We respectfully request planning consent to be granted.