



Planning Department
Gravesend Borough Council
Civic Centre,
Gravesend,
Kent, DA12 1AU

16.08.22

Dear Sir/Madam,

Sub: Erection of part single storey side extension at 11 Lapwings Gravesend Kent DA12 5QH.

Please find enclosed an electronic application form and drawings for the above referenced address. This application relates to the existing dwelling on a corner plot at the Turnstones and The Lapwings.

The existing dwelling is a home to a family with 3 children. The single storey extension will provide space for an office, a WC and a pantry with utility to serve the needs of the growing family.



This is a revision to the previously refused planning application ref no. 20220499.
The application was refused on the following grounds:

- 1. The proposed single storey side extension by virtue of its scale, bulk, massing and design directly adjacent to the highway would constitute an incongruous addition that would not respect the dwellings form or character. Furthermore it would result in the loss of open space in the surrounding street scene. The proposal would therefore be harmful to the character and appearance of the original dwelling and be out of keeping with the character of the surrounding street scene. As such, the proposal would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and section 12 (Achieving well-designed Places) of the National Planning Policy Framework (NPPF), which require development to be visually attractive and to conserve and enhance the character of the local built environment.**
- 2. The proposed conversion of the existing garage to a habitable space would result in the property having insufficient off-street parking provision as required by SPG4 and as such the proposal is contrary to saved Policy P3.**

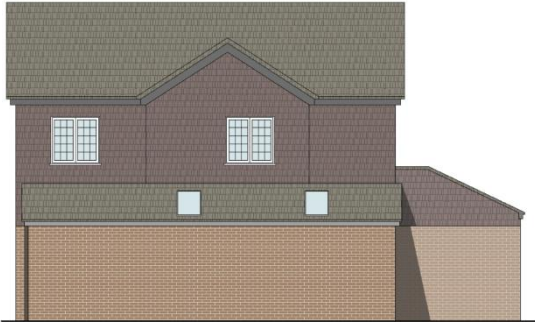
We have addressed the issues raised in the above-mentioned application.

Character and Appearance

The previous application was considered a poor design that failed to take opportunities for improving the character and quality of an area.

However, this scheme has been reduced in size significantly and the proposal is for a single storey side extension to provide space for a study, a WC and a utility with pantry. This scheme will be extended out by only 1 metre and finished in a pitched roof to match the angle of the existing roof using similar materials to the house.





Previous Side Extension (Previous Application)



Proposed Street Scene - East Elevation

We are proposing the extension be set back from the boundary in keeping with the neighbouring property no. 1 The Lapwings, facing the front of the application site with a similar extension design as proposed. As compared to the previous design we have now set the extension back from the boundary in exactly the same way as no 1 The Lapwings; the side extension will now not be flush against the highway and the existing boundary treatment will be kept by this proposal. This would not constitute an overly dominant and incongruous addition and from the street scene the proposal would look virtually as it is now. There will be no brick wall and therefore no enclosed, hard and urbanised treatment and therefore this proposal will continue to respect the open character of the area.



Please also see below an example of a development in the area right behind the application site at 25 The Turnstones. This development sits directly behind this proposal, however does provide a hard urbanised treatment that was refused in the previous application 20220499 for no 11 The Lapwings. We were very disappointed by the refusal on this proposal as we felt it was very much in keeping with the street scene, however this new proposal respects the design approach laid out in the officers Delegated Report on the 20220499 application.



Amenity of Future Occupiers

Overall, in respect of character and appearance the current proposal would not be an overly dominant extension and would be in keeping with the scale and character of the host dwelling, as well as the street scene. As such the proposal complies with Policy CS19 of the Local Plan Core Strategy.

The proposed conversion of the garage in application 20220499 has now been withdrawn from this new proposal.

We have considered the impacts on the surrounding properties and observed that the proposal has no harmful impact on the neighbouring buildings. If there are any concerns regarding the application, please do not hesitate to contact us.





BARRON EDWARDS
PLANNING & ARCHITECTURE

Whitehall Place
47 The Terrace
Gravesend, DA12 2DL
t: 01474 247787

e: info@barronedwards.co.uk
w: www.barronedwards.co.uk

Kind Regards,

Guneet Kaur

Senior Architectural Designer

Gravesham Borough Council

