

**Extensions & Alterations, Crabbles Cottage
Peartree Lane, Shorne, Gravesend, Kent**

Design & Access Statement

Design

This application is for the demolition and replacement of an existing semi-derelict detached garage, extensions and alteration works incorporating a new garage linked to the main single detached family dwelling. The original dwelling was refurbished and existing 1954 circa side and rear extensions replaced some years ago under permitted development rights. The existing dwelling is of a traditional format and occupies its' own site set away from immediate neighbours. The building is 2 storey with single storey upgraded rear & side extension. It is proposed that the existing detached semi-derelict double garage be demolished and a new single storey garage built joined to the existing side extension. The upper floor of the dwelling, currently very restricted will be extended over the existing side and rear extensions to form updated expanded sleeping accommodation to the upper floor. The dwelling currently is bottom heavy with severely limited sleeping accommodation on the first floor.

The site is in an elevated position to the south side of Pear Tree Lane, a local feeder road and is located within the designated green belt. The application site is bounded to the south west by an area SSSI. The properties across the highway on the northern side are bounded areas designated as local wildlife sites. The site is not within a conservation area.

Pear Tree Lane is located running along the head of a ridge with ground sloping away both to the North and South. The lane is bounded by large detached impressive dwellings along its' length, most of which have been extended and enlarged as fitting with this important local area. The dwelling immediately opposite the application site, Springhill has been completely refurbished, re-modelled and extended, as fitting with its' setting in its' secluded gardens. Many of the similar dwellings along the lane have similarly been completely re-modelled and heavily extended.

The dwelling sits back from the highway and is served by 3 entrances between mature hedges accessing off the highway, currently the eastern entrances are utilised for the access to the dwelling, the western entrance accessing the current detached garage. The dwelling is located closer to the highway than the neighbouring dwellings but the retention of the existing mature hedges and tree to the boundary to the highway will maintain the streetscape when travelling along the lane.

The previous planning Application - 20220896 for a more extensive extension was refused on the 21st February 2023. Since then revised proposals have been produced and have been examined under a pre app submission -PRE20230092 and this submission has been designed to take into account the recommendations resulting from the pre app.

The proposals entail the refurbishment and extension of the existing dwelling by the removal of the detached garage, constructing a new double garage linked to the main dwelling allowing direct access from the garage parking into the dwelling. The replacement garage is set at the level of the main dwelling to ensure level access.

The garage is moved away from the western boundary allowing a side access track to be formed giving access to the rear garden and the adjoining woodland in the applicants' ownership for maintenance purposes. The site is bounded to the west by a local waterboard enclosed reservoir facility which is currently heavily overgrown.

The proposed revised design allows the original dwellings importance to be retained. The upper floor construction is now to be extended to provide the urgently needed sleeping accommodation, bringing the cottage format more in line with the surrounding major dwelling units. The bulk of the proposed upper floor extension is to be located above the existing rear single storey extension. The upper floor is extended above the existing integral side garage at the side effectively balancing the impact on the original portion of the dwelling. The 'side' extension portion incorporate a catslide roof balancing the existing to the opposite side. The upper floor construction is formed under pitched roofs to match the original format with lower level eaves and incorporating dormer windows. The current integral garage will be taken into to the habitable accommodation of the dwelling.

The result, incorporating the recommendations results in a less bulky impact on the original dwelling and most especially the street elevation. Including the bulk of the upper floor extension work to the rear above the existing single storey extension allows the original dwelling to be enhanced rather than dominated, as previously, by the extension works.

The existing raised patio area to the rear of the property will be extended to serve the whole width of the site less the side areas of the site. The site immediately to the west is occupied by an extremely overgrown semi above ground enclosed reservoir that is over 1200mm higher than the proposed patio level, accordingly there are no effective neighbours and the impact of the application works has no relevance on the neighbouring site. The existing mature woodland to the rear is maintained unaltered. The existing tree planting and mature hedges forming the eastern boundary will be retained unaltered.

The proposals include the replacement of existing white upvc all bar windows to provide greater insulation qualities and form a common, consistent elevational treatment

All in all, the dwelling will be brought up to date with sympathetic extensions making the dwelling worthy of the excellent site and very much in keeping with the surrounding heavily extended dwellings in the immediate locality.

As indicated above, the actual footprint increase of these revised proposals is only 4%. The major increase is to the first floor and garage and the result is that the overall area increase of the proposed works equates to 48% of the original and 37% of the existing.

The existing mature gardens and trees are retained retaining their enhancement of the Area of Outstanding Natural Beauty designation. The existing entrances to the site are retained unaltered. The existing hardcore and gravel access/parking hardstandings are retained as existing and expanded where the existing detached garage is removed.

This application seeks to extend and existing dwelling with works within the Green Belt. The LA restrictions/guidance on development within the Green Belt have been discussed at length with planning at the various stages including the pre app and the design has taken all the recommendations into account. Included in the submission documentation is an appraisal of the neighbouring properties in the immediate local area. This shows that more than 90% of the local properties have been extended despite the restriction on development in the green Belt. Clearly each property has to be taken on it's own merit but the fact that some much more major developments have been approved within the Green Belt should be a relevant consideration. Currently extensive works are being undertaken locally on Glen Hurst and Red Tiles with the benefit of approvals.

Use - The building remains as a single detached family dwelling set in its own mature gardens complete with associated mature woodland.

Amount - The application is for an extended single detached family dwelling

Layout - The existing building footprint and volume are extended with the removal of the existing semi-derelict garage. The extensions forming basic infill constructions to the side of the dwelling and to the first floor rear.

Scale - The existing building is retained with sympathetically scaled extensions linked and integrated with the original dwelling.

Landscaping - The existing mature gardens and hedging to boundaries are retained unaltered. The existing entrance drive and parking is retained and extended to ensure on site turning. A new side access roadway is formed to give access to the rear of the property for maintenance of the adjoining woodland.

Appearance - The building is retained as an enhanced dwelling being brought to current construction standards resulting in a dwelling now sized common with the neighbouring similarly extended dwellings.

Access

The existing 3no. access is retained unaltered between the existing mature boundary hedges to the side of the highway. The existing hardcore and shingle parking and turning hardstandings are retained and enhance providing off street parking for minimum 4no. cars and the required on-site turning etc.

A new side access roadway of self-draining construction is formed following the existing slope to provide service access to the sloping rear garden and the mature woodland that encloses the site to the south and west

HERITAGE STATEMENT

The site is not located in a conservation area and is not a listed building. The local area is designated as an area of Outstanding Natural Beauty. The building is an existing standalone detached dwelling located in mature gardens which is to be extended in a sympathetic format and has no adverse impact on the AONB. The dwellings clear separation from the neighbouring dwellings results in no impact on the neighbouring dwellings. Immediately to the west of the site is a water board enclosed water storage reservoir installation and the new works have no impact on this facility.

FLOOD RISK ASSESSMENT

The site and the highway are located on an effective ridgeline with the land to the north of the highway and the site located on the south side of the highway sloping away to the distant river valleys below. The result is that the site is not located in a flood risk zone and there is accordingly no flood risk resulting from this application.