

DESIGN & ACCESS STATEMENT

M181: 170 Waterdales, Northfleet, Gravesend, DA11 8JW



Description of Development

Part single, part 2-storey rear extension, 4m overall depth attaching to and converting existing outbuilding. First floor part inset and set back with lean to roof aligning with dormer extension to second floor loft conversion.

Existing Property

The application site is a semi-detached property located on Waterdales Road in Gravesend. The road is uniform in its design with a replicated design of 60s style house, primarily consisting of 2-3 bedrooms, utilising brickwork and concrete panels. Most properties have a room over a shared side passage which provides access to the rear gardens.



The key issues to be considered in respect of this application are:

- Design
- Neighbouring amenity
- Parking
- Street scene

Proposal

The objective is to extend and modify the property to provide additional living space to the dwellinghouse for the occupants. The alterations will impact three floors, the ground floor, first floor and the loft. These proposed alterations have been described below:

Ground Floor:

- New single storey extension with an overall depth of 4m with inclusion of 2 No. rooflights.
- Existing outbuilding attached to the property through the new extension.
- Internal alterations:
 - New kitchen is to be bleed into the rear extension to create a dining space in the existing kitchen.
 - New study off the dining room.
 - New WC in the existing outbuilding accessed off the study.

First Floor:

- External wall extended with an overall depth approximately 2m to allow for a master bedroom.
- Internal alterations:
 - New ensuite and walk-in wardrobe

Loft:

- New rear facing dormer to provide a new bedroom

Parking and access

There will no alterations to the parking provision arising from this Application. The access into the property will also remain the same.

Materials

Walls: White render

Openings: White uPVC

Roof tiles: Interlocking concrete tiles to match existing house

Trees

There will be no impact to any trees arising from this development

Impact on neighbouring Amenities

There is no loss of amenities arising from the scheme as the proposed alterations do not provide any overlooking into neighbouring properties.

Planning History

There is no relevant planning history relating to the application site.

Conclusion

It is our view that Planning Permission for the proposed development shall be granted as:

- It is proportionate and subsidiary in accordance with Local Planning Policy and supplementary planning guidance
- The design, character, appearance and materiality are in-keeping with the existing property and its urban context.
- No loss of amenity, privacy or overshadowing
- No impact to parking
- No impact on trees within the immediate vicinity of the work
- Precedence has been set for similar style extensions and front facing dormers by surrounding properties



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