

Introduction

This design and access statement is prepared to support the full planning application of Green Court, Dillywood Lane. Green court is a two-storey detached property located between Higham and Strood train station. Dillywood Lane is connected with Gravesend Road, which is an A road.

The property is located in Gravesham Greenbelt area.



Green Court



Location Plan

Existing house

The existing house is located on a corner plot. It is a detached property also featuring a detached garage. The property is spread onto two levels. The ground floor has two reception rooms, kitchen, dining, office, conservatory, and a utility along with a toilet. First floor has 4 bedrooms, family bathroom and some storage space. There is an existing terrace in the property.

A single storey side/rear extension has been added to the property in 2016 (information gathered from the council's website). The planning application details of this extension are shown below

- Reference - 20160605
- Description - Demolition of existing sun room and erection of a single storey rear and side extension.
- Approved - Tue 09 Aug 2016

Another planning application was submitted in 1975 for the erection of a single dwelling. This application was rejected, details of this application are mentioned below

- Reference - 19740631
- Description - Outline application for the erection of one dwelling
- Application Refused - Thu 29 May 1975

One of the ground floor reception looks like a garage conversion. There are no details of this on the Council's website. This might have been done under permitted development.



Green Court – Pictures

Neighbourhood

Almost all neighbourhood properties are detached and located far from each other. Houses are large and well settled on sizeable plots. Some properties have detached garages as well. Local construction materials include brick, render, clay roof tiles and tile hanging. Most of the properties have traditional style but some recent extensions and renovations involve modern materials for example slate grey roof tiles, and flat roofs.



Neighbourhood Pictures

Some of the neighbourhood planning applications relevant to this application are mentioned below

- Gailes Dillywood Lane Higham Rochester Kent ME3 7NT

Description: Erection of a single storey rear extension with solar panels to roof, conversion of garage to living space, conversion of loft to habitable rooms with rear dormers, erection of an outbuilding with indoor swimming pool, enlarged vehicle access and hardstanding, installation of skylight windows to front and associated works

Decision – Approved 08 Feb 2022

Reference – 20211575

- Dillybank Dillywood Lane Higham Rochester Kent ME3 7NT

Description: Alterations to roof, loft conversion with skylight windows to rear, erection of a rear first floor. Demolition of single detached garage, relocation and replacement with a double garage. Existing single storey side extension to have new flat roof with a roof lantern.

Decision – Approved 03 Aug 2022

Reference – 20210553

- Cherrydene Dillywood Lane Higham Rochester ME3 7NT

Description: Erection of two storey rear and single storey side extension to form a study, enlarged dining room and utility room at ground floor level with bedroom and ensuite bathroom/wc at first floor level.

Decision – Approved 06 Jan 2012

Reference – 20110955

- The Moorings Dillywood Lane Higham Rochester Kent ME3 7NT

Description: Erection of two storey side and single storey rear extension to form conservatory, breakfast room/dining room and shower room/wc at ground floor level with bedroom at first floor level.

Decision – Approved 09 May 2007

Reference – 20070224

Proposal

The proposal for this application is to create a two-storey side extension. The idea is to create a larger living space and utility on the ground floor and an additional bedroom on the first floor along with a larger bedroom which will have an ensuite. The design of the extension is carefully created so that the impact of extension on the existing aesthetics remains minimum. The brick and roof tiles will match the existing property this will help in merging the extension with the existing house. The sloping roof will have two skylights, one will be in the ES and other will be in the bedroom. Downstairs the living room will have a large bi-folding door which aims to bring plenty of light in the living space.

The extension side of the house faces the road which means that there are no neighbours on this side. There will be no impact of this development in the neighbourhood. There will be no privacy or overlooking issues.

Conclusion

The proposal is similar to what has been approved in the neighbourhood in the recent years. The material selected in the proposal will have no impact on the surrounding environment and respects Gravesham's greenbelt policy. The proposed extension will have a positive impact on the lives of the current and future occupants of the property.

