

Planning, Design and Access Statement

Minor Amendment

96 Vigilant Way, Riverview Park, Gravesend, DA12 4PN

This semi-detached two storey house is located on the northern side of the road and has a drive to the right side, a front garden area and a single storey rear extension.

The pair of semi-detached houses to the right side of this application property also have a drive to the side of the nearest house and their front garden is block paved for parking.

The garage to 96 Vigilant Way was set back behind the rear building line. This garage has been demolished to make space for the side extension.

Planning

Planning consent was granted under Decision Notice 20210494 dated 8th July 2021 for a two storey side extension and rear extension.

This application is submitted in respect to the applicant's requirement that the extension be slightly wider than approved previously. The additional width is about 200mm and therefore insignificant in terms of the overall proposal. The change enables a slightly wider garage/storeroom door which looks correct rather than the previously approved door opening that looked narrow.

When previously approved it was a requirement for the extension to be set back from the front building line by 500mm. This set back is to be maintained.

As previously established, the principle of the extensions has been accepted and granted approval previously, so this application is for the minor amendment to the overall width of the extension.

Design

The design is unchanged and the addition of 200mm in width is visually a negligible change.

The design is otherwise essentially the same with the only change being that the front first floor window is proposed to be slightly narrower for a practical reason, being to enable more internal wall space for wardrobes and bedroom furniture to be installed.

Access

Access is excellent to the national road network with the A2 being accessible from Valley Drive or indeed Thong Lane. Access to the town centre from here is about 10 minutes by car.

Active and fit residents can walk to the town centre from here and are provided for by extensive public transport by bus from Riverview Park as mentioned above.

The house itself is accessed by a stepped access from the front and internally there are steps between floors. However, the position of drainage and layout of the rooms would enable adaption for an elderly person or someone who is disabled and unable to use the stairs to live within the ground floor if this became a requirement.

END

Gravesham Borough Council