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PLANNING STATEMENT

117 SPRINGHEAD ROAD GRAVESEND DA11 8HW

Dated: 12-02-2026



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1. INTRODUCTION:

This planning statement is submitted in support of a certificate of lawfulness of proposed use for an erection of single storey side extension at the above address. The proposal seeks to enhance the existing living accommodation to better suit the needs of the occupants, while remaining in keeping with the surrounding residential character.

This statement outlines the proposed development and demonstrates its compliance with the relevant policies of the National Planning Policy Framework (NPPF) and the adopted Local Plan, to assist the Local Planning Authority in its determination.

2. SITE CONTEXT:

The application site is located in Borough of Gravesham. The application site comprises a two storey, semi-detached building, situated in Springhead Road.

The area is characterised by two storey semi-detached residential properties and many of which have been extended in various forms.

The property is not located within a conservation area, is not a listed building, and does not lie within an area of flood risk as designated by the Environment Agency. The area is well connected via public transport and benefits from access to a range of local amenities, including shops, schools, open green spaces, and places of worship.

3. PROPOSAL DESCRIPTION:

Proposal: Erection of single storey side extension.

The proposed development includes:

Ground Floor: Utility and shower at the side of the property.



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4. PROPOSED DEVELOPMENT:

At ground floor level, the proposed works seek to make efficient use of the existing underutilised side space by converting it into habitable accommodation. This includes by infilling the side gap and align to the rear extension to accommodate a utility room, and shower facilities for the current occupants.

The proposal has been assessed under Schedule 2, Part 1, Class A of the GPDO 2015 (as amended). According to the technical guidance which accompanies the GPDO, buildings under Class A, the side extension will:

- Be single storey in height.
- It will not extend beyond the principal elevation.
- It will not cover more than 50% of the curtilage
- Be constructed from materials to match the existing dwelling.
- The height of the extension will not exceed 4 metres.
- The eaves height will not exceed 3 metres where within 2 metres of the boundary.
- Be subordinate in scale and appearance to the host dwelling.
- Remain ancillary to the main residential use of the property.
- The extension will not result in the creation of a separate dwelling.

Overall, the development will significantly improve the internal floor area and functionality of the dwelling, while reshaping both the internal and external layout to better meet the needs of the existing residents. The proposal will introduce symmetry and balance to the host property, ensuring it remains proportionate in scale and appearance within its plot and the surrounding streetscape.

Given the site's location within a predominantly residential area and the established pattern of similar development, the proposed side extension is considered acceptable in principle and responds positively to the identified housing needs of the occupants.



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5. MATERIALS:

The materials proposed will match the existing property, ensuring architectural continuity and cohesion:

- Walls: Bricks and blocks match to the existing
- Roof: Warm deck flat roof
- Windows: uPVC double glazed windows
- Doors: uPVC glazed doors

6. DESIGN CONSIDERATIONS:

6.1 Scale and Massing:

The scale of the proposed side extension is modest and proportionate to the host dwelling. It has been designed to remain subordinate to the main building. The single storey side extension avoid creating any overbearing impacts on neighbouring properties.

The proposed extension has been carefully designed to remain proportionate and subordinate to the original dwellinghouse. The height of the extension will not exceed 3 metres with flat roof, and the eaves height will not exceed 3 metres where within 2 metres of the boundary.

The development will not extend beyond the principal elevation fronting the highway. The enlarged dwelling will not exceed 50% of the total area of land surrounding the original house.

6.2 Appearance:

- The extension replicates the fenestration, materials, and roof form of the main house to preserve visual harmony.
- All windows will face the rear, and the form and scale of the extension has been carefully considered to minimise impact.
- The proposed side extension will not create harm to the character and appearance of the host dwelling, surrounding area, nor will it negatively impact the neighbouring amenity.
- Furthermore, similar rear and side extensions exist at adjacent properties, ensuring consistency in scale and appearance across the terrace.



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6.3 Privacy and Amenity:

New extension has been carefully considered to prevent overlooking and overshadowing. The extension will not result in any unacceptable loss of amenity to adjoining properties.

6.4 Accessibility & Parking:

There will be no changes to pedestrian or vehicular access. The proposed development will not have a detrimental impact on highway for pedestrians, cyclists, public transport users and private vehicles, and does not result in a severe impact on local transport services. There will no change in the car parking. The existing front drive can easily accommodate more than 2 car parking spaces.

7. Quality of Accommodation:

The proposed extension will significantly improve the quality of living space, providing a large, well-lit, and flexible open-plan area at ground floor level, enhancing day-to-day usability and supporting modern family life.

8- FIRE SAFETY REPORT:

A fire safety report has been submitted along with the application.

9- PLANNING POLICY CONTEXT:

The proposed development constitutes permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The enlarged part of the dwellinghouse would not extend beyond a wall forming a side elevation of the original dwellinghouse, and would not

(i) exceed 4 metres in height,

(ii) have not more than a single storey, or

(iii) have not a width greater than half the width of the original dwellinghouse

The proposal is compliant with the above policy. It preserves the character of the street, enhances the internal living quality, and protects the amenity of neighbours, in line with both national and local planning objectives.



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10- CONCLUSION:

The proposed extension is designed to be sensitive, proportionate, and in character with the local area. They will enhance the functionality and living standards of the property without causing harm to neighbouring amenity or the visual character of the street. The development fully complies with the requirements of permitted development legislation and therefore qualifies for a Certificate of Lawfulness. Approval is therefore respectfully sought.