

PLANNING STATEMENT

54 St James's Avenue

Gravesend

DA11 0EY

September 2023

Introduction:

This planning statement is submitted on behalf of Mr. Dezider Horvath & Mrs. Andrea Jackova of 54 St James's Ave, Gravesend. It pertains to a retrospective planning application for a single-storey rear extension with a depth of 3 meters.

This application is made in accordance with the requirements of the TOWN AND COUNTRY PLANNING ACT 1990 and at the request of the LPA Gravesham Borough Council.

This Planning Statement is accompanied by the following documentation:

J23 02 PP-01 - Location and Block Plan
J23 02 PP-02 - Existing Floor Plans, Section & Elevations
J23 02 PP-03 - Proposed Ground Floor Plan
J23 02 PP-04 - Proposed First Floor Plan
J23 02 PP-05 - Proposed Cross Section
J23 02 PP-06 - Proposed Elevations
J23 02 PP-07 - Site Analysis

Site context and description:

The site is situated within a residential area characterized by early 20th-century, two-storey terraced houses of similar design with two storey rear outriggers. The application property is 3 bedroom end-of-terrace dwelling with pitch roof. Unlike neighboring properties, it lacks a two-storey rear outrigger. The property features modest front and rear garden, with parking is on street only. To the north and west of the dwelling is a small alleyway.

Recent planning history:

Application Ref. No.	Description	Status	Date
20210449	Erection of a single storey and part two storey rear extension	Refused	08/06/21
20211329	Single storey rear extension with a depth of 4.32 metres, maximum height of 3.16 metres and eaves height of 3.00 metres.	Prior approval required & refused	26/11/21

Background to current development:

The existing ground floor layout comprises a longitudinal entrance room/hall with stairs to the first floor. A narrow corridor alongside the staircase provides access to a modest open space living/dining room and a small kitchen at the far end of the hall. Access to the rear garden is through the kitchen. There was also small pantry/storage extension at the rear accessible from dining room and rear garden. The first floor features two bedrooms and a bathroom. The property has been extended into the roof to provide an additional bedroom with an en-suite.

The current rear extension aims to improve spatial living conditions, especially in the kitchen/dining area, and provide more space for family social life.

Design, Character, and Appearance

The current scheme represents a significant reduction in size compared to previous refused schemes. It has been designed to harmonize with the existing property and the surrounding area. The modest extension size significantly enhances the ground floor space, creating a consistent open kitchen/dining/living area that integrates well with the rest of the house.

Future Occupiers

The Residential Layout Guidelines (2020) states that a three-bedroom dwelling should have a minimum garden area of 60 m² and a minimum depth of 10m from the rear wall of the house. The existing property had an existing garden area of 60.56m² and a garden depth of 11.9m.

While the proposed development results in a garden area (49 m²) and depth (8.9m) below minimum standards, it greatly enhances the spatial advantages for present occupiers, aligning with their lifestyle and needs. And it would be also preferable for any future occupiers.

Neighbouring Amenity

The current scheme has been proposed to ensure compliance with permitted development rules for a rear extension, with a depth of 3 meters, eaves height of 3 meters and an overall height of 3.16 meters. The extension's size avoids adverse effects on adjacent dwellings, such as tunnelling effect, overshadowing, and loss of outlook.

Sustainability:

The applicant is committed to high environmental credentials for this extension, including the adoption of renewable energy and sustainability measures such as solar panels for water heating and rainwater recycling. The intention is to create an improved, sustainable dwelling with high living standards.