

Planning, Design and Access Statement

6 Wingfield Bank Cottages, Springhead Road, Northfleet, DA11 8HT.

Side and rear extensions.

No 6 Wingfield Bank Cottages is a semi-detached cottage on the west side of Springhead Road.

There is a good sized front garden and large rear garden with parking to the rear of the house is a service road that serves Wingfield Bank Cottages.

Currently the house offers a kitchen, dining and living room on the ground floor and three bedrooms to the first floor. The bathroom is on the ground floor in an extension to the rear of the house. There is also a lightweight conservatory at the rear of the house.

The Proposal

The proposal is to extend with a two storey extension to the left side and single storey rear extension at the rear of the house which replaces the conservatory and extends across the rear also replacing an old store room to the back of the house.

Planning

The rear extension would be permissible under permitted rights. The side extension required planning approval, hence applying under one application.

A ground floor cloakroom and first floor bathroom together with an en-suite bedroom are achieved by this proposal together with a kitchen dining area and separate dining room.

The side extension is set back from the alignment of the front wall and the ridge height is lower than the main roof.

Bathroom/ cloakroom windows to be obscure glazed.

External materials will match the existing materials with the ground floor walls rendered and painted white, first floor walls finished in matching tile hanging and clay roof tiles to match the main house.

This proposal is very similar to the design and proposal approved for 4 Wingbank Field Cottages, application 20250057 approved on the 18th March 2025.

We consider this proposal to accord with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Access

This house is located in a very sustainable position being close to a large Sainsburys store and within a short walk of the employment area at Springhead. There are bus stops right outside the house with regular services to Gravesend and to Northfleet.

The main line railway stations at Ebbsfleet and Northfleet are within a walkable distance.

The proposed extensions will provide a bedroom and cloakroom on the ground floor with level access from the rear. The cloakroom could be easily extended by moving the stud wall in the bedroom to create a ground floor bathroom if required in the future to suit an ambulant disabled occupier.

END