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Design & Access Statement

**Woodside, Pear Tree Lane, Shorne,
Kent, DA12 3JT**

October 2025

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1.0 - OVERVIEW

Offset Architects have been appointed by our client Mr & Mrs Sakaria to prepare architectural information to support a new planning application at:

Woodside, Pear Tree lane, Shorne, Kent, DA12

This new Planning Permission seeks to take the established principle of extending the property, as granted by the recently approved Prior Approval and Lawful Development Certificate, and propose an extension to the existing dwelling more in keeping with the other dwellings along Pear Tree Lane.



Image of Shorne and Higham taken from Google Earth

2.0 - SITE LOCATION, ANALYSIS & CONTEXT

SITE LOCATION & ANALYSIS

Pear Tree Lane links the Southern part of Shorne village and Higham and is within the borough of Gravesham in North Kent.

Woodside sits along the Northern side Pear Tree Lane within a string of large detached houses. The existing dwelling sits within 0.72ha which is generally level towards the Southern part of the site before sloping down towards the North of the site.

The site is not located within a Conservation Area, nor is the building listed or locally listed. The property is however within the Green belt.



Site location plan

EXISTING SITE PHOTOGRAPHS



Image 1: This image shows the elevation fronting Pear Tree Lane which the previous Prior Approval application confirmed at the principle (front) elevation.



Image 2: This image shows the current 'front' elevation looking out to the rear of the site.



Image 3: This image shows the South Western elevation of the existing building.



Image 4: This image shows the North Eastern elevation of the existing building.



Image 5: This image shows the existing detached wooden garage on the site.



Image 6: This image shows the existing access driveway from Pear Tree Lane along with the North Eastern elevation of the existing building.



Image 7: This image shows the level difference of the site falling away from the back of the existing drive to the rear of the site.



Image 8: This image shows the rear of the existing building taken from the front of the detached garage.

3.0 - DESIGN STRATEGY

AMOUNT

Amount

The application site measures approximately 7,230m² (0.72 hectares).

The existing house is a detached 1 1/2 storey residential dwelling and is fairly modest in scale when compared to the size of the plot and other houses along Pear Tree Lane which have been redeveloped/extended.

The property does however benefit from a Prior Approval application, Ref: 20250554 and a Lawful Development Certificate application, Ref: 20250553. This confirms that a single storey rear and side extensions, along with a new detached garden outbuildings can lawfully be constructed on site without the need for planning consent.

Within the National Planning Policy Framework, Section 13 relates to the Green belt, which sets out proposals that affect the Green Belt and in which existing building within the Green Belt can be extended/developed. Point 154 sub point C states that extensions or alterations of a building provided that it does not result in disproportionate additions over an above the size of the original building.

Considering this, Very Special Circumstances are proposed with the bulk that can be lawfully constructed, used to construct the proposed extensions to the existing dwelling. These are set out below and later in this document.

As shown in the massing appendix, the existing building with the single storey rear and side extensions along with the proposed outbuilding, that can be lawfully constructed measure:

- Existing PD/LDC Building Volume: 1,713.92m³
- Existing PD/LDC External Area: 507.58m²
- Existing PD/LDC Building Footprint: 311.43m²

In contrast the proposed scheme has been designed so that it has a proposed massing of:

- Proposed Building Volume: 1,544.46m³ (10.40% reduction)
- Proposed Gross External Area: 433.99m² (15.67% reduction)
- Proposed Building Footprint: 253.15m² (47.97% reduction)

As such it is clear that the proposals represent a significant reduction in Volume, Footprint and Gross External Area compared to what is on site and could lawfully be constructed.

The existing property, sits set back into the very large residential curtilage. The extension now proposed can clearly be accommodated by the plot and will have limited visual impact, if any, on the wider area as the majority of the extension is to the rear of the property.

LAYOUT & SCALE

Layout

The existing building is set back into the site from Pear Tree Lane and accessed by an existing vehicle crossover from Pear Tree Lane.

The existing driveway extends up to and around the rear of the existing building where the current 'front' entrance door is located on the rear elevation. To the East of the site is an existing timber garage.

The rest of the site extends to the North which forms the garden for the dwelling. Towards the Northern, the site is covered in woodland which then extends beyond the boundary and ownership of the site.

It is proposed that the modest sized extension is to be placed on the principle elevation to formalise the front of the dwelling as the existing 'front' entrance is to the rear of the site. The existing driveway would be extended to provide access to the new entrance to the dwelling.

To the rear of the existing property it is proposed to extend

Scale

The existing dwelling is a 1 & 1/2 storey dwelling with steep pitch, which is part of a string of dwellings along Pear Tree Lane. The other dwellings along Pear Tree Lane are much larger two storey dwellings.

The proposed extension to the existing dwelling when viewed from Pear Tree Lane, retains the visual scale to the front elevation being a 1 & 1/2 storey with the existing gabled dormer enlarged in depth.

To the side elevations, the existing single storey pitch roof element on the North East elevation is extended to the front and to the rear. On the South West elevation, the existing single storey element is removed with the single storey flat roof element of the rear extension extending out past the line of the existing building line.

At the rear of the property, a 1 & 1/2 storey extension is proposed extending the full width of the existing property along with a single storey element extending out to the South West.



APPEARANCE & ACCESS/USE

Appearance

The existing building has a material pallet of brown/red brickwork, tile hung cladding to the dormers with plain tiles. The window and door frames are primarily brown.

It is proposed that the new elements of the extension will use the same material pallet being brown/red brickwork and new plain tiles on the new pitch roof elements to the front and side of the building.

To the rear, the new pitch roof elements will use metal standing seam to give a modern contemporary look with render and feature panel for the walls within the gables.

Access/Use

The property is currently used for C3 Dwelling House purposes. This will remain unchanged as part of the proposals.

Entry into the site is via an existing entrance crossover and gated access off of Pear Tree Lane. This is to remain unchanged as part of the construction works.



Proposed front (South East) corner

4.0 - VERY SPECIAL CIRCUMSTANCES

PROPOSALS

The principle of extending the existing dwelling and constructing a detached garden outbuilding is acceptable, as evidenced by the current extant consents, however due to the more limited scale of the 'original' dwelling Very Special Circumstances are proposed:

As discussed previously the site currently benefits from an extant planning approval showing how permitted development can be used to lawfully construct single storey extensions to the both sides and rear of the dwelling along with a large outbuilding. It is intended to utilise this lawful built form to justify the alterations proposed as part of this proposal.

In relation to the buildings scale and bulk, which is the principle consideration in the Green Belt the Very Special Circumstances are:

- Reduction in Proposed Built Form Volume: 169.46m³ (10.40% reduction)
- Reduction in Proposed Gross External Area: 73.79m² (15.67% reduction)
- Reduction in proposed Building Footprint: 161.66m² (47.97% reduction)

By not building the large single storey extensions to the sides of the dwelling, the proposed scheme retains the openness of the site and the proportions of the existing dwelling when viewed from Pear Tree Lane.

The proposed rear and side extension is positioned on top of the lawful development extension. Although the proposed extension is two stories compared to the consented single storey, the proposed extension is shallower in depth to the rear on the two storey element and narrower on the side extension elements which are only single storey. The proposed extension does not extend as far to the rear then the consented rear extension by 2m. In addition, the North Eastern side extension is 4m less than consented and the South Western side 2.8m less than consented.

As mentioned the proposed scheme does propose additional first floor bulk, however, through the use of a crown roof the ridge line therefore maintains the existing ridge height.

5.0 - SUMMARY

SUMMARY OF THE PROPOSAL

The scheme benefits from a number of Very Special Circumstances which justify the extension of the existing dwelling.

Considering its context and scale of the existing site along with other developments along Pear Tree Lane, it is felt that there will be no harm to the openness of the Green Belt. It is also felt that this proposal is an improvement to the rear and side extensions which have been consented under the Lawful Development Certificate.

The proposed extension to the existing dwelling although are contemporary, the choice of materials for the new elements have used the same material pallet that is found on the existing dwelling. Therefore the new elements are tied in and in keeping with the existing dwelling.

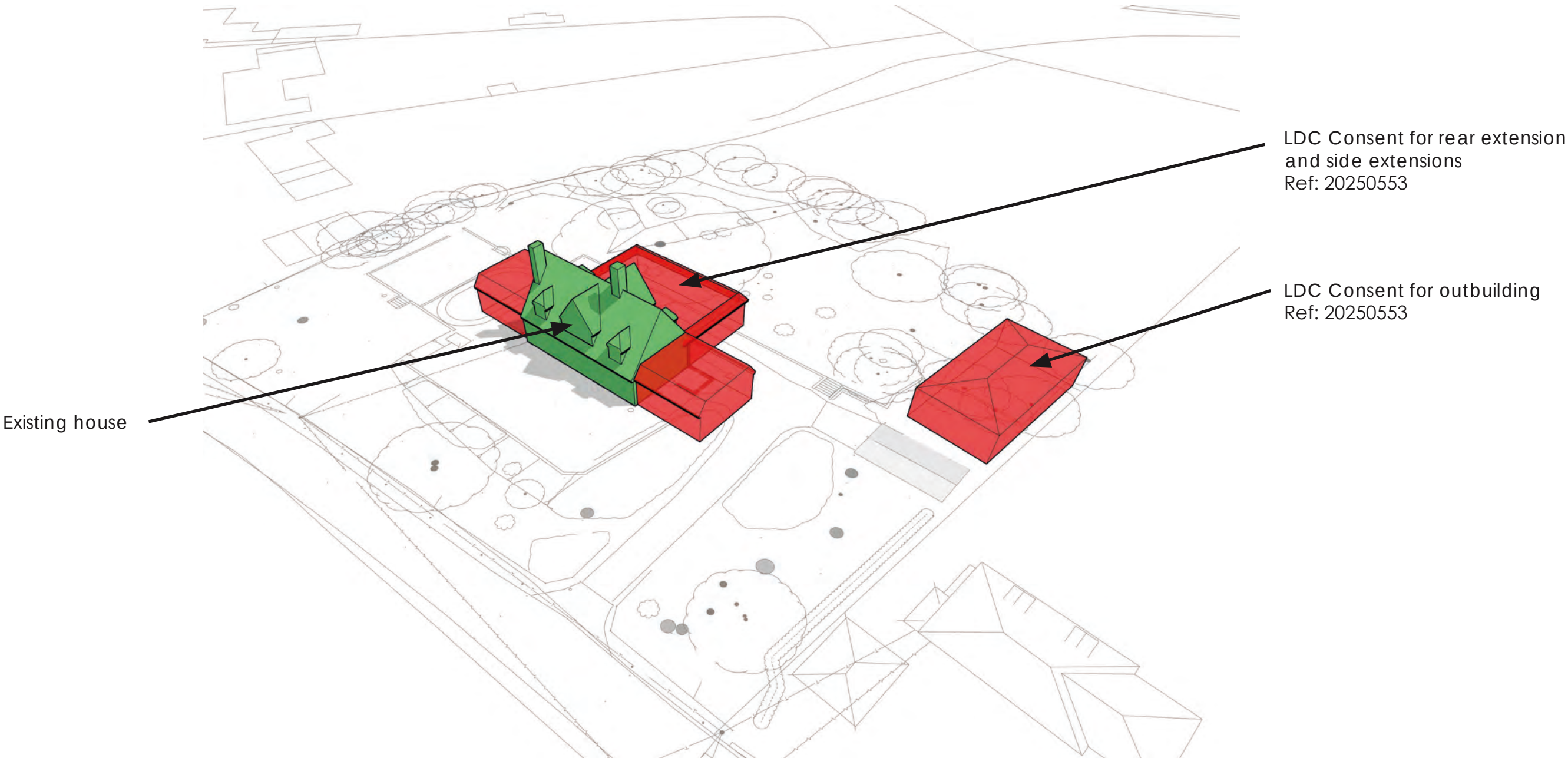
Considering this and the fact that there is already consent under a lawful Development Certificate in which has determined that the site is capable of accommodating an increase in building size, we feel that the proposals are proportionate and sympathetic to the existing house and its surroundings.



Proposed front (North West) corner

APPENDIX - A

MASSING STUDY - EXISTING/CONSENTED



Building Volume		Gross External Area		Footprint	
Extended house	1,396.68m ³	Extended house (GF)	311.46m ²	Extended house	311.46m ²
		Extended house (FF)	89.37m ²		
Outbuilding	317.24m ³	Outbuilding	106.35m ²	Outbuilding	106.35m ²
Total	1,713.92m ³	Total	507.78m ²	Total	417.81m ²

APPENDIX - A

MASSING STUDY - PROPOSED

