

Planning, Design and Access Statement

341 Rochester Road, Chalk, Gravesend, Kent, DA12 4 TH.

Proposed rear extension, construction of a drive to the front and retaining wall to the rear garden.

Introduction.

This property is a detached house located within the semi-urban area of Chalk, just east of Gravesend town centre. The house is sited in the middle of the plot having a generous rear and front garden area. Currently there is a drive off the Chalk Road to the rear of the property with a small store with garage doors at the rear of the house resulting in the drive severing the rear garden in two. As Chalk Road is at a lower level than the garden and the drive is narrow with no vision splays, reversing into or out of this drive is perilous.

Proposal

This application seeks approval for a part two storey and part single storey rear extension. Part of the existing garage, which extends behind the main rear wall, will be demolished and replaced with a two storey extension and a single storey extension to the east side to improve the ground floor living space. The first floor extension provides a good sized third bedroom.

The extension is designed to retain the slope of the roof on the western side.

Also proposed is for part of the front garden to be converted to a drive with a permeable drive surface and for the existing drive to be dug up and a retaining wall built along the rear boundary enabling the level of the garden to match the existing in the area of the current drive and for hedging to be planted along the rear boundary. New close boarded fencing will be erected along the east side boundary, no taller than two metres in height providing a private rear garden area.

There is an existing dropped kerb to the front of the property which will be utilized to access the front drive.

Planning

Reviewing Google Earth historic photographs, the house was built between 1940 and 1960. In 1991 a front extension was approved, application GR10763.

The flat roofed section of the extension would be permitted development, however an area of the two storey section of this extension requires planning approval as its depth out from the rear wall is over 3 metres.

Surfacing the front garden with a porous drive surface is permitted development. In this case there is some engineering works involved to reduce the bank at the front of the garden so an application is required.

A new wall will be erected to form the rear boundary wall once the existing drive is removed. This wall will retain the new ground where the garden level will be brought up to the current garden level in the area of the drive. Landscaping along the rear boundary and new fencing along the west side of the garden will provide a private rear garden.

The house is located within the urban boundary.

We consider the design of the extension to be in keeping with the Supplementary Planning Document, Household Extension/Alterations Design Guide October 2021.

The Local Plan Core Strategy adopted in 2014 includes Policy CS19 which now incorporates the residential layout guidelines is principally aimed at new development.

The development proposed is proportionate with the current dwelling and the plot size.

Access

Vehicular access is proposed to be off the A226, Rochester Road with the new drive accommodating two cars.

Access to the front door is via a path and one step up to the ground floor.

There are regular public buses which run along the A226 between Gravesend Town Centre and Strood Town Centre and all stops in between. The town centre is about 1.5 miles distance and can be walked in about 40 minutes. There are primary and secondary schools within Gravesham town centre. There is an extensive range of retail shops and leisure facilities in the town including supermarkets. Within the local area of Chalk there are some smaller convenience stores, restaurants/ takeaway and other daily goods retail providers.

Design

The extension is designed to be in keeping with the original house. Matching external materials will be used to the main walls and roof covering.

The main changes to the house are at the rear which will be screened from the north by new landscaping and boundary treatments.

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