

**11 TRADESCANT DRIVE
MEOPHAM, GRAVESEND**

DESIGN ACCESS STATEMENT
08/02/22

Householder Planning Application



DESIGN & ACCESS STATEMENT

This Design and Access statement is written in support of other information in the application for a Householder Planning Application for a loft and side extension at no. 11 Tradescant Drive, Meopham, Gravesend DA13 0EL. The document is submitted on behalf of the homeowners Mrs Silvia Atkinson and Mr Greg Atkinson. The building is a late contemporary building. It is not listed, is not located near a listed building and is not located in a Conservation Area.

Proposal.

The proposal entails a side extension replacing the existing garage, a loft extension and internal alterations. The proposal will include additional bedrooms and modernisation in order for the home to adjust to the growing young family for years to come.

Site Location

The building is located on Tradescant Drive a modern 20th century purposely built residential road. The neighbourhood is a late 20th century development in the small village of Hook Green. The neighbourhood is characterized by a mixture of 20th century houses and bungalows.

Existing property

The property is a modern nondescript suburban London semi-detached bungalow of no significant architectural

merit. It has white framed windows in red brick walls with a tiled roof.

The house is a single storey single family dwelling. The garden is fenced in on all sides with timber fencing. Access to the garden is by the side of the house between the garage and house.

Demolition

The existing parking garage and lean-to garden shed are to be demolished to make way for the enlarged property.

Use

The proposal will add three bedrooms and one bathroom into the roof space for the growing family.

The ground floor bedrooms will be used for home offices and guest rooms as the home owners work from home.

Existing GIA: 81.23m² Proposed 67.21m² GIA

Design

The design takes account of the scale and materials of the original building, and works with these to create an addition that is simple and contemporary in its detailing and complimentary to the simple design of the existing neighbourhood.

The proposal entails introduction of a subservient side extension that will seamlessly merge with the existing. A loft extension with dormers on either side of the building will offer the home the much needed additional spaces.



Property from the front road side

The side extension will create a side garden access between the building and the neighbour at no 9, moving the existing building mass away from the boundary. Windows on the side of the building will be fixed or with limited opening and translucent to minimise the risk of overlooking or affect on neighbouring amenities. A small glass porch will be erected at the front entrance of the house, minimal in appearance.

Appearance

The side extension will replace the garage. The extension steps back and sits lower than the main house to form a subservient appearance. The materials are to match the existing to form an integral continuation of the red brick walled building with a tile roof to match. The roof addition rear dormer will be clad in tile wall hanging and flat roof, while the small front dormer will be clad in brick panels to match. The proposals are in line with other local approved extensions in the neighbourhood.

Landscaping

A wrap around porch is proposed in the rear garden, otherwise the landscape remains unchanged.

Precedence

There are multiple similar dormer and loft extensions in the neighbourhood, some listed below.

Amenity

The proposal has no adverse impact on neighbours or the character of the wider area or the street scene. The nearest neighbour to the extension is a two storey detached house. The mass of the proposal will be highly understated in the context and will improve the street scene by mitigating the change in scale. The altered architectural geometry of the proposal will fit well in with the form and geometry of neighbouring buildings increasing the design quality of the street.

Access

The proposal will not affect access to the site, which will remain as existing.

Conclusion

The proposed extension uses materials which are sensitive to the existing building whilst being minimal and modern. The location, scale and form of the extensions will have no affect on local amenity concerns. We therefore recommend the application be approved.

End.



PLANNING STATEMENT

National Planning Policy Framework (NPPF)

The proposal has been tested against the

11. Making effective use of land

118: d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock ups and railway infrastructure)

Achieving appropriate densities

122. Planning policies and decisions should support development that makes efficient use of land, taking into account:

123. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.

12. Achieving well-designed places

The proposal is for the extension of a single storey bungalow to meet the needs of a growing family. The proposal will make a better use of the land in this low rise development.

The home owners have commissioned an registered architect to deliver a good quality design that still takes account of the existing context.

The General Permitted Development Order (GPDO) Class AA – enlargement of a dwellinghouse by construction of additional storeys

Has given the ability to add additional storeys in the airspace to homes by one or two additional storeys.

The policy allows for up to two additional storeys where the existing house consists of two or more storeys or one additional storey where the property consists of one single storey or a bungalow.

This does not apply if the property is in on Article 2(3) land, a conservation area, AONB, Broads, National Park or Heritage site, nor on an SSSI

If the GPDO policy has been removed as a result of an Article 4 or a condition on a previous planning application. If the property was built before 1st July 1948 or after 28th October 2018

If the property has already been extended upwards. Finally the right for additional storeys does not apply where the building contains one or more flats.

Floor to ceiling height must be 3m or lower.

Materials must be similar in appearance to the existing

The proposal is a single storey dwelling (bungalow) and not in or near an Article 2(3) land. No article 4 has been found or other planning conditions. And the building was constructed in the late 20th century. As such the proposed loft extension would fall within the GPDO Class AA.

Gravesham Local Plan Core Strategy (Sept 2014)

4.2.3 Seeks to make effective use of previously developed land, focusing on development in the most sustainable locations.

Meopham falls within the Second Tier Settlements hierarchy within the council policy.

4.2.7 defines 13 rural settlements inset from the Green Belt.

4.2.10 Stipulates the importance to safeguard and make best use of the existing housing stock.

4.2.27 In the rural area, development will be supported within those rural settlements inset from the Green Belt and defined on the Policies Map.

5.11.2 and 5.11.3 It is important that the densities sought do not adversely affect the quality and character of an area.

The proposal will significantly improve the effective use of the land with an addition that turns the small bungalow into a contemporary family home. Safeguarding the existing home for the family to stay in the location. The neighbourhood is inset from the Green belt and will not effect the character or quality of the area.

Gravesham Residential Layout Guidelines SPG Residential Layout Guidelines Supplementary Planning Guidance.

The minimum floorspaces for double bedrooms and single bedrooms will no longer apply as at 11.2 sq m and 6.5 sq m respectively, these are less than the nationally described space standards of 11.5 sq m and 7.5 sq m.

The additional bedrooms all fall within the prescribed space standards.

Supplementary planning guidance 2, Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted February 1996 - amended June 2020*

17 Where windows of habitable rooms face each other (whether across a road, pedestrian way or private garden) a window-to-window distance of at least 21 metres should be provided.

Natural lighting 29

No neighbouring habitable rooms face the proposed extension.

All proposed habitable rooms and service spaces have operable windows.

PREVIOUS APPLICATION (MARCH 2021) NO: 20210027

Proposal.

Erection of a side extension and a porch on the ground floor with a loft conversion including front and rear dormers and internal alterations.

Refusal.

The proposed development, as a result of its size, height, design and siting, would appear overly prominent and visually dominating within the street scene, resulting in harm to the character and appearance of the host property and surrounding area. The front dormer would appear as an excessive or overly large addition to the host property and would not be subservient in the context of the form, bulk, and scale and massing of the existing property.

The application is therefore in conflict with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and Section 12 of the National Planning Policy Framework (achieving well-designed places) (2019).

Response to previous refusal

The applicant has made all effort to comply to the planning departments reasons for refusal.

1. The side extension has been lowered in height and pulled back from the front wall of the original house, making it subservient to the existing.

2. The front dormer has been significantly reduced in size, sitting 1.76m from the front wall, and 1.5m from the sides of the original building. This is more than other accepted dormers in the neighbourhood.

The reductions in scale are a direct response to the reasons for the rejection of the previous proposal. All concerns should therefore be discharged.



Elevation; Previous application

Front



Elevation; Current application

Front

LOCAL PRECEDENCE

The local neighbourhood consists of a mixture of single storey and double storey suburban dwellings. Multiple bungalows in the immediate neighbourhood have constructed front and/or rear dormers to improve the density of the area. These vary in quality and solutions but generally are of an add hock nature adding little to the

architectural quality of the buildings.

The proposed extensions will be of higher quality and seamlessly merge with the existing building giving it a unified whole, rather than a small carbuncle addition.





7 Tradescant Drive double side extension



25-27 Tradescant Drive



22 Tradescant Drive



PROACTIVE PLANNING PROCESS

The architects have years of experience with similar schemes and always strive to work proactively with the local planning authority as stipulated in the **National Planning Policy Framework** Chapter 4, clause 38:

“Local planning authorities should... **work proactively** with applicants to secure developments that will improve the economic, social and environmental conditions of the area”.

EXISTING PROPERTY PHOTOGRAPHS

