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PLANNING APPLICATION

BY

MR & MRS D. LYE

RELATING TO

23B LYNDHURST WAY
ISTEAD RISE
KENT DA13 9EN

PLANNING, DESIGN & ACCESS STATEMENT

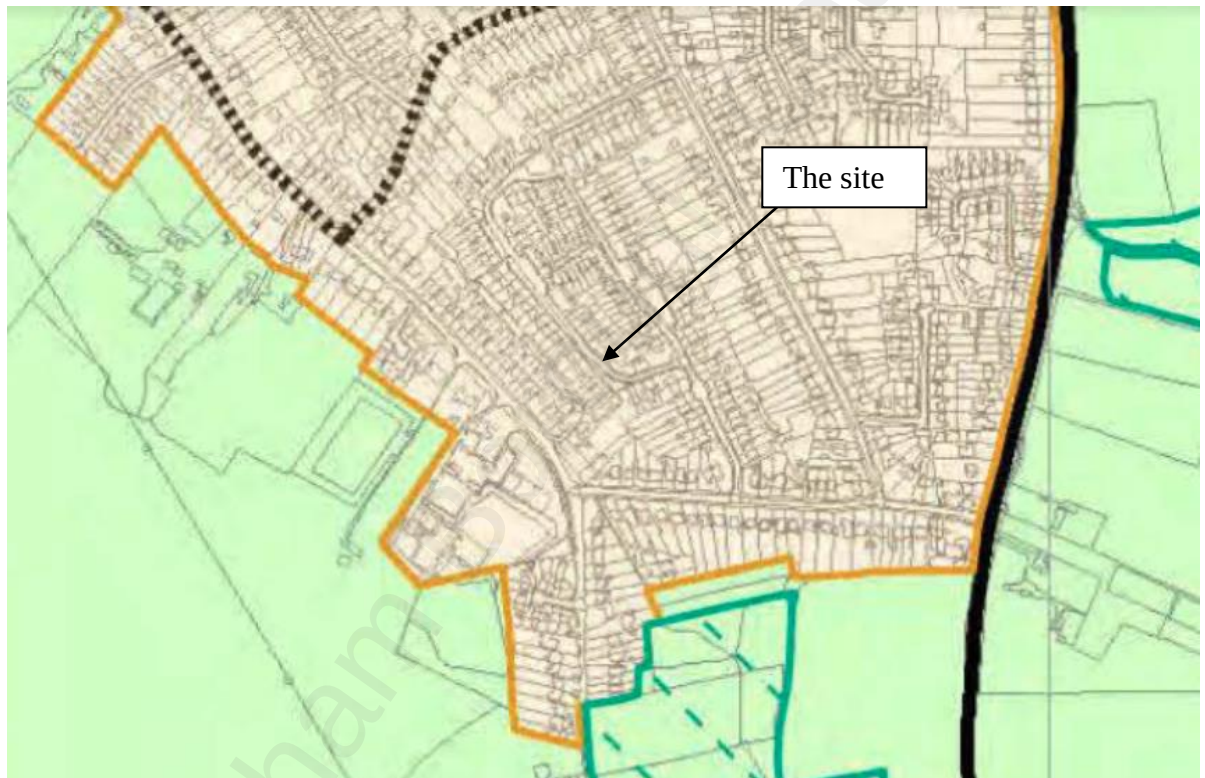
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1. INTRODUCTION

- 1.1. We have been instructed by Mr & Mrs D Lye to prepare and submit an application for householder planning permission for the introduction of a 2 metre two-storey side extension, a single storey rear infill extension, changes to existing windows and the replacement of an integral garage door with a window to serve their home at 23B Lyndhurst Way, Istead Rise DA13 9EN.
- 1.2. The application has been prepared having regard to the sites location within the settlement confines of Istead Rise along with the terms of all relevant planning policy contained within the National Planning Policy Framework (2021), the Gravesham Local Plan Core Strategy (Sept 2014) and the saved policies of the Gravesham Local Plan First Review (2014) and the terms of the National Described Space Standards Document and the Council's draft Residential Extensions/Alterations & Design Guide Supplementary Planning Document (2020).

2. THE APPLICATION SITE

- 2.1. The application property comprises a semi-detached dwelling of two storey design located on the south-western side of Lyndhurst Way within the village of Istead Rise. The site is positioned within the limits to built development of Istead Rise as confirmed by the Gravesham Local Plan proposals map as detailed below.



- 2.2. This part of Lyndhurst Way is positioned on a hillside meaning that the dwelling has a single storey appearance when viewed from the street scene with land falling away to the south-west (rear). The dwelling is therefore effectively built into the hillside with the rear of the house having a two-storey appearance. The dwelling adjoins No. 23A to the south-east although the properties have a differing character. The existing dwelling at 23B is served by a single integral garage and projecting front porch but no such garage feature serves the adjacent home.



23B Lyndhurst Way on right hand side of image

- 2.3. The site shares its north-western boundary with a public footpath leading down the hill between the site and No. 25 Lyndhurst Way. No. 25 is dug into the hillside and comprises a detached dwelling with a two-storey appearance when viewed from both street scenes with a high, pitched roof above. There are no habitable windows positioned on the south-eastern flank wall of No. 25 although a secondary high-level window is located at ground floor level that appears to serve the front facing habitable room. This therefore comprises a secondary window serving this existing room.
- 2.4. The house at No. 23B is served by two vehicle spaces located on the driveway in addition to the modest single garage that is currently used for storage.

3. THE PROPOSAL

- 3.1. The application seeks planning permission for 2 metre a two-storey side extension to the existing dwelling although the addition would appear as a single storey side addition when viewed from the street scene given the nature and character of the existing house and its hillside location.
- 3.2. The proposed extension would project beyond the existing north-western flank wall of the dwelling, would be modest in terms of its size with it projecting only 2m to the side of the current house. The additional would project directly up to the site's north-western boundary would not create any visual terracing as there is an existing footpath located in this position between the application property and No. 25 to the north-west.
- 3.3. At lower ground floor level, the 2m extension would enable the reconfiguration of the property to occur to allow for a larger open plan kitchen and living to be provided. The changes to the rear would also incorporate enclosing the existing coal chute area with a single storey infill extension, to match the main rear building line of the house. This would enable a home gym to be introduced with a gaming area and downstairs toilet.
- 3.4. The fenestration would change at the rear of the property at lower ground floor level and would involve the introduction of triple tracked sliding doors and double-glazed doors to serve the gym and games room.
- 3.5. At the upper ground floor level (street level facing Lyndhurst Way), the plans proposed for the garage door to be removed and replaced with a window to enable a third bedroom to be introduced that would be also served by a rear facing window. In addition, the 2m side extension will allow for the habitable space to be increased to provide a master bedroom with its own en-suite bathroom.
- 3.6. The alterations would involve the removal of existing lower ground floor to the north-west flank of the property and would also see the existing bathroom window on the north-western flank elevation being removed and replaced with a smaller bathroom window to serve the en-suite. This would be of obscured glazed design.

- 3.7. The extension would be introduced utilising materials to match the existing dwelling in order to preserve its current character and appearance and the proposals retain the existing driveway which provides space for the parking of two motor vehicles.

4. RELEVANT PLANNING POLICY CONSIDERATIONS

- 4.1. Relevant planning policy to the determination of this application is contained within the National Planning Policy Framework (2021), the Gravesham Core Strategy (2014), the saved policies of the Gravesham Local Plan (2014) the Nationally Described Space Standards (2015) and the Council's draft Householder Extensions & Alterations Design Guidance (August 2020).

National Planning Policy Framework

- 4.2. The Framework outlines the Government's commitment to encouraging sustainable development and the effective use of land.
- 4.3. Section 12 refers to achieving well designed places with paragraph 130 stating that planning decisions should ensure that development is sufficiently attractive as a result of good architecture and is sympathetic to local character.

Gravesham Local Plan Core Strategy

- 4.4. Policy CS19 of the Core Strategy refers to development and design principles and requires new proposals to be visually attractive, fit for purpose and locally distinctive. The policy states that the Council will look to conserve the character of the local built, historic, and natural environment and ensure that development is integrated well with the surrounding local area. It states that the design and layout of new residential development would accord with the adopted residential layout guidelines and for residential extensions, this comprises the draft Householder Extensions & Alterations Design Guide.

Gravesham Local Plan (saved policies Sept 2014)

- 4.5. The housing policies of the Gravesham Local Plan first review detail that the Council will look to improvements to the existing housing stock and will also look to ensure that new development has regard to the character of the area in which it is located.

Householder Extensions Draft Design Guide (August 2020)

- 4.6. The key principles of the Council's draft Guidance focus on ensuring any extensions and alterations to a house respect its original character and utilise high quality materials. It also provides guidance to ensure that new development does not harm the privacy and amenities of adjacent properties.
- 4.7. In terms of single storey side extensions, the Council will look for the footprint of an extension to appear subservient to the original building and also looks for the width of an addition to be no greater than half the width of the original building.
- 4.8. In design terms, extensions should incorporate roof designs to reflect the main property's roof and the patterns of window should also reflect the original and local character. It states that walls to extensions should not form part of the site boundary with the public highway, so it does not appear oppressive.
- 4.9. In terms of overlooking, extensions should avoid inserting any habitable flank windows, increasing overlooking to adjacent properties and all additions must meet the 45-degree rule that is used to assess the impact on adjacent homes in terms of neighbouring light and outlook.
- 4.10. In addition to these considerations, all extensions must ensure that they retain adequate garden area for the enlarged house.
- 4.11. In relation to two storey side extensions, it states that additions should not directly abut a neighbouring boundary so as to minimise impact on amenity and avoid additional terracing. Once again it specifies that two storey side extension should appear subordinate and in scale to the original house.

Nationally Described Space Standards

- 4.12. The Nationally Described Space Standards specifies that where additional bedrooms are being introduced there must be at least 7.5 m² in the case of single bedroom and at least 11.5 m² in the case of a double bedroom.

5. PLANNING MERITS & CONCLUSIONS

- 5.1. The design of the extensions and alterations to 23b Lyndhurst Way have been prepared in accordance with the above planning policy considerations and following a visit to the site.
- 5.2. In terms of the side extension to the dwelling, the plans provided demonstrate that this would only extend 2m to the side of the original house and would have a subordinate appearance to the original dwelling. The width of the extension would be less than half the width of the original dwelling.
- 5.3. In accordance with the Council's Design Guidance, the extension would be introduced utilising materials to match the existing house and the roof design will also match the existing dwelling.
- 5.4. It is acknowledged that the proposed extension would project up to the site's north-western flank boundary but there is an ability for the extension to be introduced in this location as the house is positioned well away from 25 Lyndhurst Way to the north-west with this adjacent dwelling sited away from its south-eastern boundary, and with there be a public footpath located between the application property and this neighbouring home. No visual terracing or a reduction in the spatial standards of the road would therefore occur.
- 5.5. No part of the extension would project to the rear of the dwelling and no harm to the privacy and amenities of surrounding properties would be caused through its introduction.
- 5.6. There are no habitable windows proposed on the flank wall of the extension and no habitable windows are located on the south-eastern side of No. 25 Lyndhurst Way to preclude the development as proposed.
- 5.7. Given the single storey appearance of Nos. 23B & 23A Lyndhurst Way and the differences with their architectural design, the side extension would appear as an acceptable subordinate addition to the existing house and with it appearing of single storey design when viewed from the street scene, it would not unacceptably unbalance these existing homes.

- 5.8. In relation to the removal of the garage door and replacing this with a window, this also would incorporate a high quality of design with two parking spaces retained in front of the house to serve the property. There would be no loss of parking as the garage is only used for storage purposes at present.
- 5.9. In terms of the changes to the rear through the enclosing the existing coal chute area, the windows to be introduced are all of a high quality and will enhance the enjoyment of the applicant's garden.
- 5.10. The three bedrooms that would be provided at the upper ground floor level would all be of double bedroom design, and all would exceed 11.5m². The changes would therefore comply with the Nationally Described Space Standards.
- 5.11. Taking these material considerations into account, it is requested for householder planning permission to be granted with the application complying with the terms of all relevant planning policy, The Nationally Described Space Standards and the Council's guidance in relation to extending and altering existing homes.