



Suite 4 | Sheridan House | 112 - 116 Western Road | BN3 1DD

Clinton House

Clinton House, Pondfield Lane, Gravesend, DA12 3LD

Planning Statement Rev B

Dear Gravesham Borough Council,

Alterations to consented scheme 20250038.

This letter is written in support of a Householder application at Clinton House, Pondfield Lane, Gravesend, DA12 3LD for alterations to the consented scheme **20250038**. These alterations include further extending the consented extension, fenestration alterations, introduction of vaulted ceilings and rooflights to the first floor accommodation, amendments to the proposed garage roof.

The application site forms part of private residential cul-de-sac accessed from The Ridgeway. The character of the area is large detached dwellings with a very low density. The dwellings surrounding the application site have gone under significant works with large extensions, construction of outbuildings, roof replacements, fenestration and materiality alterations. Clinton House is a detached dwelling with a single storey detached double garage positioned within over an acre of private land. The consented scheme included the '*demolition of existing garage and erection of a double garage. Removal of front facing dormer and chimney. Erection of a part single, part two storey side extension, two storey front and rear extensions with addition of a balcony to the rear. Alteration to roof pitch and height, fenestration, hard and soft landscaping*'. During the determination process, the proposal was developed through multiple iterations.

- i. **Garage Roof** | The consented scheme incorporated a section of flat roof to reflect the proposed roof design on the main dwelling. However, to simplify the construction, we seek to omit the section of flat roof and subsequently raise the ridge height. This design alteration is minor in significance as it reflects the existing garage form, and due to the scale of the site and density of the boundaries, there will be no risk of overshadowing or overbearing on neighbouring properties or sites.
- ii. **Rooflights** | As the consented works include the replacement of the main roof, there is an opportunity to further improve the accommodation on the first floor. It is therefore proposed to incorporate four rooflights and vault the ceilings in the main bedroom's dressing room, family bathroom and ensuite along the South Elevation. Vaulting the ceilings in these rooms and incorporating natural light at high level will create a sense of a larger room. As the planning conditions on the consented scheme (20250038) have removed Permitted Development Rights (Class C) we are seeking consent for these works.
- iii. **Extensions** | The existing dwelling is 220.29m². The consented scheme is 372.25m² an increase of 69%. The proposed scheme is 396.64m². An increase of 80% over the existing. *Calculations are gross floor area (measured externally)*. The consented scheme highlights the Council's acceptance of proposals that do not fully comply with Policy C13.

Policy C13 "Extensions to dwellings will be considered on their merits but the Borough Council will **expect** the following criteria to be satisfied. *The terminology 'expect' is subjective. The below criteria has been followed as closely as possible to ensure the proposed development reflects the needs of our clients, as well as protecting the character of the area.*

- The existing dwelling must be an "original dwelling" in permanent use as a dwelling. *This statement is true. Clinton House was constructed in the early 1960s, and has not undergone extensions or alterations as evidenced with historical mapping.*
- There will be an overall limit of one third of the gross floor area of the original dwelling (measured externally) prior to any later extension or alteration, unless the increased floorspace has no overall effect on the existing bulk and appearance of the dwelling. *The consented scheme is an increase of 69% over the original dwelling. It is therefore apparent that the Council does not feel the proposals will have an 'overall effect on the existing bulk and appearance of the dwelling'.*

Despite this, as mentioned above, the consented scheme was developed and reduced in scale during the determination process before gaining approval. We refer to application **19920356** at Woodpeckers. Woodpeckers, similar to Clinton House, is now a large detached dwelling, situated within a significant plot of land, and positioned two plots up from this application site. This application was approved in August 1992.

Link to Application: <https://plan.gravesham.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> The consented scheme represented the creation of an additional 115.62m² of floor space to the dwelling which had already been extended by 57% representing an overall increase in floorspace since originally built in 1954, of 110%.

As per the below images, we have carried out a visual impact assessment on Clinton House to further highlight that although we are seeking a further increase over the existing and consented scheme, the works are concealed from public view and would not have a negative impact on the Greenbelt or surrounding areas.

- Those extensions which provide essential basic amenities such as a bathroom, toilet or kitchen, which are currently not available or are clearly inadequate, will normally be permitted. *Additional ground floor facilities are provided to support the clients family needs and to support older members of the family.*
- The extension shall not be in a form which would facilitate the future formation of a separate residential curtilage. *No separate annex or residential accommodation is proposed.*
- The dwelling to be enlarged must have sufficient curtilage to accommodate the extension without undue visual intrusion into the open countryside. *As noted above, the proposed extensions are completely concealed from view to the rear and side. Raising the front eaves elevation reflects the other three elevations and also reflects the front elevations of the surrounding properties. The curtilage surrounding the existing garage and dwelling is 1.095 acres. Following the development (taking into consideration the new garage and extensions), the curtilage surrounding the buildings will be 1.055 acres. A reduction in 0.04 acres (a reduction of 3.6%). This application is for large extension(s) in the Green Belt but the Council must note that the dwelling is in a large curtilage and the amenity of the adjoining occupiers is unlikely to be affected and the design is of a high standard. Given that the site is concealed from view, within a large acre plot, and within a private cul-de-sac, this project would unlikely set a precedent for other developments within the Green Belt. Taking into consideration the above, the proposed development would not result in the erasing of the visual amenity and character of the countryside".*
- The appearance, massing, scale, form and materials of any extension shall be appropriate to the existing dwelling and the Green Belt setting. *As outlined above and stated in the Design and Access Statement, we believe this statement to be true.*

We have tried to include as much information as possible within this application to ensure a smooth determination process. However, if you require any further information, then please don't hesitate to get in touch with us. We wish to positively engage with the Council during the determination of this planning application and we will contact the Case Officer once they have had the opportunity to review the submitted information.

We look forward to hearing from you.

Ashley Harrison
Director & Architect
PMR Architecture

Visual Impact Assessment

Below we have provided extensive photographs in and around the site to highlight that the dwelling and proposed works are concealed from public view, also highlighting that there be no negative visual impact on the AONB.

