

Planning, Design and Access Statement

2 Dene Holm Road, Northfleet, Gravesend, DA11 8LE.

Two storey side and rear extension.

No 2 Dene Holm Road is a two storey semi-detached house comprising a lounge/dining area and kitchen on the ground floor and two reasonable sized bedrooms, a box room and bathroom on the first floor.

There is a garage to the left side of the garden and garden area to the rear of the house.

A timber and Perspex roof extension like a conservatory has been added to the rear of the house. Overall, the house needs investment in repairs and tidying up.

Proposal

The proposed extension will provide a large family kitchen and dining area to the side and rear of the house and a bedroom, increase the size of one of the existing rooms and new bathroom and en-suite at first floor level. These alterations will remove the old and tired conservatory.

The depth of the proposed rear extension is 2.2m from the original rear wall and therefore this extension would fall within permitted development rights, however, a two storey side extension also forms part of this proposal.

The house is on the corner of Dene Holm Road and Painters Ash Lane and so the side extension is set back from the front of the house.

A reasonable rear garden is retained of 85 square metres, plus garage and 10 metres in depth excluding the front garden area.

Design

The proposed rear extension has been set in from the boundary fence between the two adjoining houses to reduce the impact on the neighbouring house. There is a covered hot top in the neighbour's rear garden up close the party fence and to the rear of the house so this extension is unlikely to affect light to the rear window to the neighbouring kitchen window.

Also, the houses face south-southeast so receive a considerable level of light and sunlight to the rear of the houses.

The two storey side extension has been set back so as to reduce the visual impact from the front and to ensure the extension is subservient to the original house. A gap for a path is maintained between the garage and the rear garden.

The build line along Dene Holm Road is forwards of the corner of the front of the existing house.

Planning

The proposed extensions comply with Gravesham's Residential Layout Standards.

Gravesham local Plan Core Strategy is currently the principal planning policy document along with supplementary guidance.

We consider this proposal to accord with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Extending and altering an existing dwelling to create a family home with a higher level of accommodation than the original house, as an example the third bedroom is extremely small and would have been considered as just a storage room or baby room, however, this room currently is having to be used by an adult, is sustainable development and more sustainable than building another house.

The house is located in an area where there are schools, shops, a pub and supermarkets within walking distance. Public transport is reasonable with services to Dene Holm Road and also Coldharbour Road.

With slight alteration, the proposed two storey rear extension would be permissible under permitted rights. A single storey side extension would also be permitted up to half the width of the house and to the full depth of the side elevation.

It's proposed to plant a native Hornbeam hedge along the inside of the current boundary wall as part of the house extension work. The hedge height is to be kept to no more than 1.2 metres and no more than 600mm high in the areas of the drive.

Access.

This house is in a very accessible location being within walking distance of local shops including supermarkets, a leisure and sports centre, bus stops and schools.

Regular bus services are available from stops along Dene Holm Road and Painters Ash Lane with bus stops within 50 metres of the house. Ebbsfleet Train Station is about 2000 metres away as the crow flies and so is within walking distance.

There is one step up to the front door. The ground floor will be level throughout.

End.

