

DESIGN AND ACCESS STATEMENT

Proposed Single Storey Rear Extension and Extension to Existing Outbuilding

16 Dover Road, Gravesend

1. Introduction

This Design and Access Statement has been prepared in support of a Householder Planning Application at 16 Dover Road, Gravesend.

The proposals comprise:

- A modest full-width single-storey rear extension to the existing dwelling.
- A modest extension to an existing outbuilding connected to the existing garage to provide a sun room ancillary to the enjoyment of the dwelling.

The proposals have been carefully designed to provide additional living accommodation whilst preserving the character of the property, maintaining neighbouring amenity and retaining the spacious appearance of the site.

2. Site Description

16 Dover Road comprises a two-storey semi-detached dwelling situated within an established urban area of Gravesend.

The property occupies a generous L-shaped plot and benefits from a substantial rear garden. Towards the rear of the site is an existing garage connected to an outbuilding, which is accessed from Lime Avenue.

The surrounding area is predominantly residential in character and contains a variety of dwelling types and domestic extensions typical of a mature suburban environment.

The site benefits from significant areas of private garden and soft landscaping, contributing positively to the appearance and character of the locality.

3. Planning Policy Context

The proposed development has been assessed against the relevant provisions of the Development Plan and national planning policy guidance.

The statutory development plan comprises the Gravesham Local Plan Core Strategy 2014 together with relevant policies contained within the National Planning Policy Framework 2024 (NPPF).

The National Planning Policy Framework promotes high-quality and sustainable development and recognises the importance of achieving well-designed places. It encourages development that is visually attractive, sympathetic to local character and responsive to the needs of occupants whilst protecting the amenity of neighbouring residents.

The proposal accords with these objectives through the provision of modest and appropriately designed extensions which respect the scale and appearance of the existing dwelling and surrounding residential area.

The proposal is also considered to accord with Gravesham Local Plan Core Strategy Policy CS19 (Development and Design Principles), which seeks to ensure that development responds positively to local character, protects residential amenity and achieves a high standard of design.

The proposed extensions have been carefully designed to remain subordinate to the host dwelling and existing outbuilding, utilise matching materials and preserve the spacious character of the site.

The development further accords with Policy CS18 (Climate Change) through the efficient use of an existing residential site whilst retaining substantial areas of soft landscaping and private amenity space.

Overall, the development is considered to comply with the relevant provisions of the National Planning Policy Framework and the Gravesham Local Plan Core Strategy.

4. Design Principles

The proposals have been designed in accordance with the principles of good design, ensuring that all additions remain subordinate to the host dwelling and existing outbuilding.

The design approach seeks to:

- Provide additional accommodation to meet the needs of the occupiers.
- Respect the scale and character of the existing buildings.
- Protect the amenities of neighbouring occupiers.
- Retain the spacious character of the plot.

- Preserve existing landscaping and parking arrangements.

The extensions are intentionally modest in scale and are considered entirely appropriate within the context of the site.

5. Proposed Rear Extension

The proposal includes a single-storey rear extension extending approximately 3 metres beyond the existing rear elevation.

The extension will span the width of the main house and will incorporate a flat roof design of modest height.

The depth of the extension has been specifically designed to align with the established rear building line of the adjoining property, ensuring a sympathetic relationship with neighbouring development and maintaining visual consistency.

No side-facing windows or rooflights are proposed.

The extension will be constructed using materials that match the existing dwelling, ensuring that the development integrates seamlessly with the host property and appears as a natural continuation of the original building.

6. Proposed Sun Room Extension

The proposal also includes a modest extension to the existing outbuilding connected to the garage located at the rear of the site.

The extension will provide a sun room for purposes ancillary to the enjoyment of the main dwellinghouse.

The proposed extension will maintain the established scale and appearance of the existing outbuilding and will have a maximum height of approximately 2.6 metres, matching the height of the existing structure.

The extension has been carefully designed to remain subordinate and will not alter the ancillary nature of the building.

Matching materials will be utilised throughout to ensure a cohesive and high-quality appearance.

7. Character and Appearance

The proposed development has been designed to complement the character and appearance of both the existing dwelling and the surrounding residential area.

The rear extension is modest in scale and located to the rear of the property where it will have limited visibility from the public realm.

Similarly, the proposed sun room extension is located within the rear section of the site and will have minimal visual impact upon the wider streetscape.

The use of matching materials and the restrained scale of the development will ensure that the proposals integrate successfully with the existing built form.

The proposals will therefore preserve and enhance the character and appearance of the property and surrounding area.

8. Residential Amenity

The proposed extensions have been carefully designed to minimise any impact upon neighbouring occupiers.

The rear extension is limited to a depth of approximately 3 metres and reflects the depth of development already established at the adjoining property. Its single-storey form and modest height ensure that impacts relating to outlook, daylight and sunlight are limited.

No side-facing windows are proposed, thereby safeguarding the privacy of neighbouring occupiers.

The proposed sun room extension is modest in scale, positioned within a spacious rear garden setting and designed to match the existing outbuilding. Its limited height and ancillary function ensure that no material harm would arise to neighbouring residential amenity.

The proposals are therefore considered to provide an acceptable relationship with surrounding properties.

9. Landscaping and Site Coverage

A substantial proportion of the rear garden will remain undeveloped following completion of the proposed works.

Existing soft landscaped areas will be largely retained, ensuring the site continues to provide a spacious and attractive garden environment.

No trees are proposed to be removed as part of the development.

The proposals do not constitute overdevelopment of the site and maintain an appropriate balance between built form and private amenity space.

10. Access and Parking

The proposals will not alter existing pedestrian or vehicular access arrangements.

The existing garage and associated parking facilities will be retained and will continue to serve the dwelling.

No parking spaces will be lost as a result of the development and there will be no adverse impact on highway safety or parking provision.

Access from Lime Avenue to the garage and outbuilding will remain unchanged.

11. Conclusion

The proposed development comprises a modest single-storey rear extension and a modest extension to an existing outbuilding to provide a sun room ancillary to the main dwelling.

The proposals have been carefully designed to respect the character and appearance of the host property, maintain neighbouring amenity and preserve the spacious character of the site.

The extensions are proportionate in scale, utilise matching materials, retain existing parking arrangements and preserve the majority of the site's soft landscaped garden areas.

The development accords with the objectives of the National Planning Policy Framework and the relevant policies of the Gravesham Local Plan Core Strategy, particularly Policy CS19 relating to Development and Design Principles and Policy CS18 relating to sustainable development.

The proposals represent a proportionate, well-designed and sustainable form of residential development that preserves the character of the area and safeguards neighbouring amenity. Planning permission is therefore respectfully sought.