

ERECTION OF PART TWO-STOREY, PART SINGLE STOREY REAR EXTENSION

Milton View, Milton Hall Road, Gravesend. DA12 1QW DESIGN & ACCESS STATEMENT



Introduction

This proposal has been prepared following the previous application ref. 20170574 that was permitted for the erection of a single storey rear extension and dormer extension in the rear roof slope. From that scheme only the dormer extension was constructed. This new

scheme proposes to erect a part two-storey, part single rear extension to the property. This enlarges living space downstairs and enlarges a bedroom on the first floor. This follows planning application no. 20230172, which was withdrawn. However, the changes to this proposal are scaled back from the previous application.

This Design and Access Statement has been prepared in accordance with the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004.

The Planning Statement is incorporated within this document and should be read alongside the proposed development. Its purpose is to outline the planning merits of the application in the context of relevant planning policies and guidance.

This document is to be read in conjunction with the accompanying drawings and supporting information,

Existing and Proposed Drawings:

- 01 Site Plan
- 02 Existing plans
- 03 Existing elevations
- 04 Proposed plans
- 05 Proposed elevations
- 06 Block plan

Planning History

This application should also be considered in the context of previously approved applications and their associated documentation, including withdrawn applications,

Ref. No: 20060570 | Status: Application Permitted

Erection of a detached two storey four bedroom dwelling with detached double car port and car parking spaces at the front and erection of a detached double car port and car parking for the occupants of the existing dwelling at 28 Milton Avenue.

Ref. No: 20080680 | Status: Application Permitted

REVISED PLANS/REVISED DESCRIPTION Minor revised drawing to include the installation of an additional velux window in the south west and north east roof slopes to bedroom one; installation of two obscure glazed windows in the south west elevation; one additional window, alterations to two windows in the north east elevation and alterations to tall window in north west elevation.

Ref. No: 20090109 | Status: Application Permitted

REVISED AMENDED DESCRIPTION Erection of a detached quadruple garage to form semi-detached double garages together with 28 Milton Avenue and erection of front boundary fence and 5000mm wide sliding gate across the joint vehicular access.

Ref. No: 20090625 | Status: Application Permitted

Installation of two non-opening roof lights, one in south west and one in north east roof slopes.

Ref. No: 20170574 | Status: Application Permitted

Erection of a single storey rear extension and construction of dormer extension in the rear roof slope and conversion of the roof space to habitable rooms.

Ref. No: 20230172 | Status: Application Withdrawn

Erection of part first floor, part single storey rear extension and erection of new summerhouse.

Site

The application site is located at the rear of 28 Milton Avenue with access from Milton Hall Road. Milton View occupies a prominent position within a well-established residential area.

The site has close proximity to local amenities, public transport links and key infrastructure, making it highly accessible and well connected to the wider area. The surrounding context comprises a mix of residential and community uses, contributing to a strong and cohesive neighbourhood character.

The proposed development aims to modestly enlarge the current building, taking into account the generous size of the plot, aligning with local planning policy objectives and contributing positively to the area's housing stock.

Planning Policy Statement

This Planning Policy Statement supports a planning application for the erection of part two-storey, part single storey rear extension at Milton View, Milton Hall Road, Gravesend. The statement assesses the proposal against the relevant national, local, and county-level planning policies currently forming the Development Plan for Gravesham.

The current Development Plan comprises:

- *Gravesham Local Plan Core Strategy (2014)*
- *Saved Policies of the Gravesham Local Plan First Review (1994)*
- *Kent Minerals and Waste Local Plan (2013–2030, revised 2020)*
- *National Planning Policy Framework (NPPF, 2024)*

Relevant Planning Policies and Compliance

Gravesham Local Plan Core Strategy (2014)

- ***Policy CS01 – Sustainable Development***

The proposed development contributes to sustainable patterns of growth by making efficient use of urban land within an existing residential area. It promotes high-quality design, environmental sustainability, and access to local infrastructure, consistent with the principles of CS01.

- ***Policy CS02 – Scale and Distribution of Development***

The application site lies within the urban area of Gravesend, where the Local Plan directs new residential development. The scale and type of housing proposed is appropriate for this location, supporting urban regeneration in accordance with Policy CS02.

- ***Policy CS12 – Green Infrastructure***

The scheme incorporates landscaped private gardens, boundary planting, and biodiversity enhancements through native species planting. These elements support the wider green infrastructure network, in line with Policy CS12.

- ***Policy CS19 – Design and Development Principles***

The proposed development reflects and enhances the local character through appropriate building scale, massing, and use of materials. The layout promotes safety, accessibility, and legibility, complying with the design principles set out in Policy CS19.

Saved Policies of the Gravesham Local Plan First Review (1994)

- ***Policy P3 – Vehicle Parking Standards***

The development does not alter current parking arrangements and provides off street parking that meets the adopted vehicle parking standards, ensuring that there is no detrimental impact on local highways or amenities. Cycle storage is also included (the existing double garage), supporting sustainable travel options and compliance with Policy P3.

Kent Minerals and Waste Local Plan (2013–2030, Revised 2020)

The site does not lie within a safeguarded mineral area and does not impact waste management infrastructure. The proposal is therefore consistent with the strategic objectives of the Kent Minerals and Waste Local Plan, and no conflict is identified.

National Planning Policy Framework (NPPF, 2024)

- ***Section 2 – Achieving Sustainable Development***

The proposal reflects the three objectives of sustainable development (economic, social, and environmental), by making efficient use of land, providing housing in a suitable location, and incorporating measures to enhance environmental performance.

- ***Section 12 – Achieving Well-Designed Places***

The development exhibits a strong response to the local context through its design, layout, and landscaping. The scheme promotes a sense of place and ensures a high standard of amenity for both existing and future occupants, aligning with the principles in Section 12.

The proposed development at Milton View, Milton Hall Road is consistent with the comprehensive aims and specific requirements of both local and national planning policy. It

represents sustainable development in a suitable urban location, providing high-quality housing that integrates sensitively with its surroundings.

The proposal complies with the Development Plan when taken as a whole, and planning permission should be granted in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Proposal

This application is submitted subsequent to the approval of planning application 20170574 and the later withdrawal of application 20230172. The red line site boundary remains consistent with that of the previously approved scheme.

The revised proposal has been developed in consultation with the applicant, following a pre-application planning process. This design differs slightly from the proposal presented at the pre-application stage. Following this engagement, amendments have been requested to better meet the evolving needs of the future occupants.

The proposed amendments include the following:

- *A larger single storey rear extension that projects marginally more than the previously approved scheme - however the extension now stretches fully across the rear elevation.*
- *The single storey rear extension roof would be pitched at the edges, disguising a flat roof with roof lights either side of pitched gable end feature in the centre - the gable element differs from the pre-application in that it now projects marginally forward to give some relief and interest to the elevation.*
- *At first floor level, bedroom 1 has been extended in level with the existing projection of the master bedroom. This is less than the withdrawn application proposed, reducing the bulk and massing of the scheme.*

These amendments are considered to be modest in scale and consistent with the character of the original approval, while delivering improved functionality and amenity for the occupants.



Existing rear elevation of the property, with dormer extension

Design

Scale & Bulk

The proposed development introduces a modest extension to the existing building, given the existing size of the building.

The scheme makes efficient and sustainable use of the generous plot adjacent to the existing dwelling, while also improving the architectural treatment of the rear elevation.

The proposal also provides appropriately allocated private amenity space and complies with adopted parking standards, retaining off-street vehicular parking spaces. This aligns with the guidance set out in the Kent Design Guide and Gravesham's Residential Layout

Guidelines, ensuring that the development is well-integrated, functional, and capable of supporting the needs of future occupants without adverse impact on the surrounding area.

Design Character

The proposed extensions will be constructed to a high internal specification and will fully comply with current Building Regulations, including the provisions of Part M. The revised design allows for an enhanced rear elevation, offering a positive architectural contribution. Being at the rear, there is no significant adverse impact to the streetscape. The reduction in size from previous schemes (and response to the pre-application feedback) also does not significantly impact the surrounding built form, highways or the amenity of neighbouring properties.

The proposed materials palette has been carefully selected to complement the existing context and includes,

- *ibstock multi stock brick*
- *redland plain to match the existing dwelling*
- *wall-hung tiles for visual interest and textural continuity*

Principle of Development

In accordance with the adopted Gravesham Local Plan Core Strategy, the scheme has been designed in a manner consistent with Policy CS19. The design responds positively to the surrounding context in terms of scale, massing, and layout, while also respecting the existing character and appearance of the building.

The revised proposal represents a reduction in scale and visual impact compared to earlier schemes. It has been carefully redesigned to address issues previously raised through the planning process, including concerns related to massing, design detail, and neighbour amenity. This demonstrates a considered and responsive design approach, as encouraged under Policy CS02, which seeks to guide sustainable and context-sensitive growth.

It is also noted that a previous scheme was permitted for a single storey rear extension on the site. The approved scheme led to the construction of a dormer extension, but the approved single storey rear extension has been revised in this application. Although the

single storey extension element would now stretch fully across the rear elevation (rather than half), it would not project much further out. In principle, the built form is acceptable in principle having been previously permitted.

Parking & Highways

Parking arrangements will be retained. Existing parking provisions comply fully with the provisions of Kent County Council's Residential Parking Standards (IGN 3).

Refuse and Cycle Storage

Current refuse and recycling arrangements to be retained and there is ample storage by means of a double garage at the front of the property for cycles.

National space standards

The proposed dwelling will be fully compliant with the nationally described space standards, ensuring the provision of adequate internal floor space to meet the needs of future occupants.

Conclusion

This proposal has been carefully revised in response to the previous application that was withdrawn and the concerns raised during the pre-application process. The updated design reduces the overall bulk and mass and maintains a coherence with the existing building, keeping with the character of the surrounding area.

The principle of a single storey rear extension has already been established through a previous application no. 20170574, granted in July 2017. Whilst a dormer extension was constructed, other works were put on hold pending the outcome of further design work.

All extensions would be to the rear, which is well shielded on both sides by fencing and tall vegetation/trees and not seen from the highway. Given the substantial size of the rear garden, the proposed extensions would be comfortably accommodated and would not appear incongruous within the setting.

The proposal will result in the addition of a high-quality rear extension with an appealing design feature of the centre gable to the rear of this family home. Extended bedroom space at first floor level will provide an infill extension that balances the rear extension favourably without being overbearing.