



redmattone
— designs —

Design and Access Statement

Proposal: Erection of a Single-Storey Side Extension

50 Henley Deane, Northfleet, Gravesend, Kent DA11 8SX



07741888742



www.redmattonedesigns.com



info@redmattonedesigns.com

Introduction

This statement is submitted in support of a Householder Planning Application for a single storey side extension at 50 Henley Deane. The proposal responds to feedback provided in the formal pre-application advice issued by Gravesham Borough Council (Ref: PRE20250078, dated 14 April 2025), which assessed this element of the development and indicated its acceptability when considered.

Site and Context

The application property is a semi-detached residential dwelling situated in a suburban neighbourhood. The site has already undergone minor extensions, including the conversion of the original attached garage. The proposed side extension would be adjacent to this existing garage conversion.

Proposed Development

The proposal is for a modest single storey side extension to create a ground floor toilet and shower room. Key features include:

- A pitched roof to match the main house
- A location behind the front building line and not visible from the public street
- External finishes to match the existing dwelling (brickwork and roof tiles)

Pre-Application Response Summary (PRE20250078)

The Council's pre-application response stated:

"It is considered that due to its modest size and that it is not visible from a public vantage point, the extension could be considered acceptable".

Design and Appearance

The design has been carefully considered to ensure subservience and integration with the host dwelling. The pitched roof aligns with the architectural style of the house, and external finishes will be consistent with existing materials. The structure is not visually intrusive and will not alter the appearance of the dwelling from the street.





redmattone
— designs —

Amenity Considerations

The proposed extension has no impact on neighbouring amenity due to its position and single storey height. No side-facing windows are proposed, and the extension will not cause overshadowing or loss of privacy.

Access

The proposal does not affect access to or from the property. Existing vehicular and pedestrian access points remain unchanged.

Conclusion

The proposed single storey side extension is a small, unobtrusive addition that:

- Meets local and national planning policy
- Aligns with guidance from the pre-application response
- Maintains neighbour and visual amenity

We respectfully request that the Local Planning Authority supports this application.



07741888742



www.redmattonedesigns.com



info@redmattonedesigns.com