

EXTENSION AND ALTERATIONS AT

**DUNELM
WOODLANDS LANE
SHORNE
KENT
DA12 3HH**

DESIGN STATEMENT – REVISED SCHEME

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Following planning refusal of the original application, Ref 20240123, the proposal has been revised and these notes are provided in support of the revised scheme.

1. PROPOSAL

Erection of side extensions at first floor level and a single storey rear extension, new replacement porch and alterations to the existing dwelling at Dunelm, Woodlands Lane, DA12 3HH.

1.01 PROPOSED REVISIONS FOLLOWING ORIGINAL APPLICATION

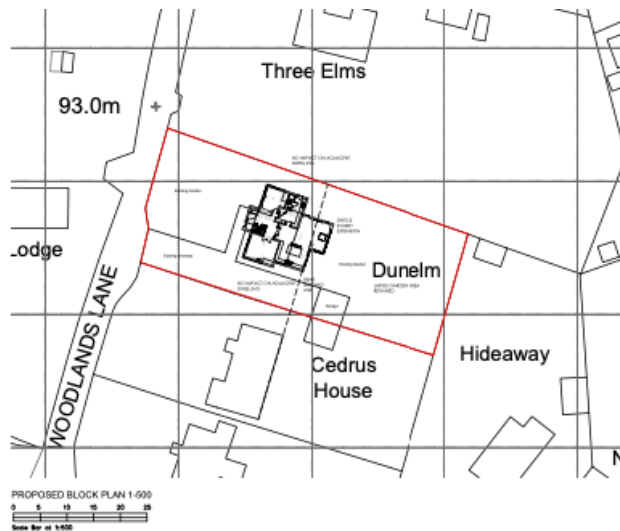
- The materials have been revised to maintain the use of facing brickwork to match the street scene. The pallet used is in detail within this document.
- The front entrance porch has been reduced in width, depth and height, providing less impact. The overall height, width and amount of glazing has been reduced. The front entrance porch is now in line with the existing porch building line.
- The proposed rear first floor extension is omitted.
- The installation of a balcony in the side elevation facing Cedrus House has been omitted, resulting in no impact on overlooking and / or loss of privacy of Cedrus House.
- The potential rear balcony / terrace has been clarified in this revised scheme as **NOT** to be used as a terrace or balcony and is not accessible from the first-floor master bedroom.
- The scheme provides for no impact on overlooking and / or loss of privacy of Three Elms.
- The proposed turning area to the front of the dwelling is now omitted.

2. THE SITE

Dunelm, Woodlands Lane is a detached, two storey property fronting the western side of Woodlands Lane. It is NOT in the Green Belt and is located within the Shorne Woodland Landscape Character Area.

Dunelm is situated at the Northern end of a row of similar looking properties which are set back significantly from the road, with large open soft landscaped frontages in a postmodern style form of architecture.

The property has a hard paved access and garage located towards the side of the property. The garage is set back from the dwelling.



Dunelm - Site Plan



Photo 2.01 – Dunelm, Existing Front



Photo 2.02 – Dunelm, Existing Side (facing Cedrus House)



Photo 2.03 – Dunelm, Existing Rear



Photo 2.04 – Dunelm, Existing Side (facing Three Elms)



Photo 2.05 – Dunelm, Existing Side (facing Three Elms)

3. EXISTING STREET CHARACTER

The street scene of this Western section of Woodlands Lane is made up of a row of six large detached houses of similar modern design, separated by large gaps between them, with a common theme of front porch, large windows with exposed lintels, a modern light brick finish, and wide long grass frontages. Some of the houses have a full two storey front feature window, which allows light in the modern open tread staircase and first floor open viewing gallery.

The houses are similar in their post-modern style with large windows, constant ridge heights, similar brickwork, creating clean lines and large openings. The eaves overhang is limited and horizontal UPVC cladding is used to create panels under windows to this property and its direct neighbour which provides a feeling of verticality.

The delegated report comments supporting the planning refusal of the original application, Ref 20240123, suggested that a modern approach to the proposed alterations to Dunelm would not fit in with the street scene as *'houses along this part of Woodlands Lane are fairly uniform in design'*.

However, the varied styles of the similar houses on this part of Woodlands Lane, demonstrates that this is not the case.

The material pallet of the houses within the street scene includes diverse elements such as additional extensions as well with the use of hanging tiles at first floor, rendered areas, and panels. These variations deviate from the concept of a uniform design and instead highlight the streets varied and distinctive character.

The double storey side extensions at Cedrus House, Dayspring and The Elms, have increased the width of houses from the original footprints, closing the gaps between the houses and changing the scale and massing on the street scene.

Please note the proposed scheme for Dunelm, as designed, is not increasing the width of the dwelling and therefore the effect on the street scene can be considered as minimal.

Cedrus House



Photo 3.01 – Cedrus House (with side extension highlighted)

Erection of two storey side extension to form living room with two bedrooms at first floor level, construction of a pitched roof over the existing front porch and single storey rear extension to the existing double garage.

Dayspring



Photo 3.02 – Dayspring (with side extension highlighted)

Demolition of part of existing kitchen and erection of single storey side and rear extension to form enlarged kitchen, utility room, w.c./cloakroom, and conservatory.

Erection of first floor extension on the north side elevation to form enlarged bedroom and ensuite w.c./shower room.

The Elms



Photo 3.03 – The Elms (with side extension highlighted)

Erection of a single storey extension at side
Erection of a single storey extension on the south side to provide a lounge
Erection of a conservatory to the rear of the existing single storey extension
Erection of single storey extension to form shed utility room at the rear of existing garage.
Erection of a first floor side extension to form a bedroom and alterations to front porch.
Erection of a detached single storey building at the rear to provide hobbies and games room/sun lounge, dark room/kitchen and w.c.

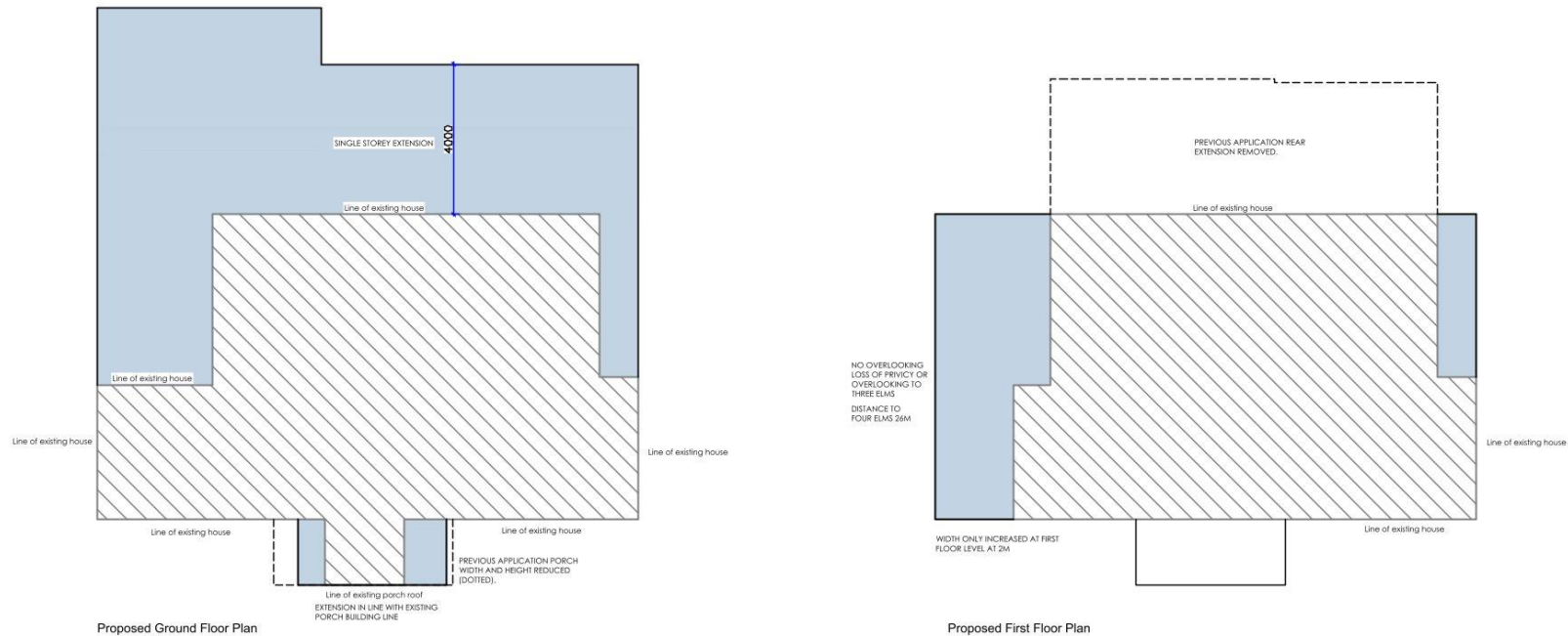
Tree Tops



Photo 3.04 – Tree Tops

No planning applications submitted, but exterior render and hanging tile alterations with reconfigured porch

4. PROPOSED EXTENSIONS & IMPACT ON STREET SCENE



Proposed Additions



The existing front porch is currently a single storey structure with a pitched roof that overhangs the front door by 900mm and is 2650mm from the house façade. The proposed scheme also replaces the porch with also a single storey feature, which does not project further than the existing as indicated above and this reduction is part of the revisions made from the original application.

The rear extensions are considered acceptable in impact terms due to the allowable PD rights set against what is normally allowed within the village envelope in terms of proposed depth. A detached house can have a rear single storey extension under PD of up to 6m in depth.

The proposed ground floor rear extension is now only single storey in height which is revised from the original application and therefore greatly reduces any possible impact when viewed from the side. The width (depth) of the existing dwelling in terms of being a two storey element is retained on both sides.

From the side elevation, the rear extension steps, ensuring that it is not visible from the street view



Photo 4.01 - View of Dunelm from the highest point on the Northern Side of Woodlands Lane



Photo 4.02 - View of Dunelm from the Southern Side of Woodlands Lane

The proposed extensions will have no impact on the adjacent neighbouring dwellings in terms of daylight, sunlight or overlooking and Cedrus House, is 11.7m away. Three Elms is 26m away.

The proposed scheme does not alter the overall height / ridge or existing eaves lines at the front elevation, resulting in minimal impact of the scale and massing to the street scene. The proposal does increase the house width at first floor level by 2m, and this is significantly less than other extensions described within this document that have previously been allowed.

Please note that the larger side extensions on neighbouring houses have previously been considered acceptable. The street view impact of this proposed scheme, in comparison, is very minor.

4.01 PALLET OF MATERIALS

The pallet is designed to fit into the street scene, which offers a modern feel to the dwelling.

	EXISTING	PROPOSED
ROOF TILES	Concrete	Concrete (matching existing)
FASCIAS	White UPVC	UPVC
GUTTERS	Grey UPVC	Black UPVC (matching neighboring houses)
WINDOWS	White UPVC Double Glazed	UPVC OR ALUMINIUM
CLADDING PANELS	White UPVC	Removed
BRICKWORK FINISH	Engineered Facing Brickwork	Facing Brickwork

The rear extension will share the same pallet of materials.

The original brick colour has faded (due to sun bleaching) from a classic blue-brown engineered brick to the existing light pink colour – see Photo 4.03. The proposed scheme would reinstate the exterior brick colour to a more aesthetically pleasing, red/brown brick colour that would fit in with and enhance the street scene.

The existing structural issues resulting from inadequate lintel bearings throughout the ground floor is evidenced in Photo 4.04. The proposed scheme would resolve these structural issues.



4.02 OVERLOOKING / PRIVACY

The delegated report comments received alongside the planning refusal of the original application, Ref 20240123, referenced specific privacy concerns regarding side and potential rear balconies / terraces.

We can confirm that the revised scheme will not have any balconies or terraces.

The southern first-floor window facing Cedrus House is existing to a Bedroom and will therefore remain, but no additional side openings are proposed.

There are no windows from habitable spaces on the northern side facing Three Elms. The existing bathroom window faces Three Elms but, in the proposed scheme, is relocated and replaced by a smaller, obscured, bathroom window, thereby increasing privacy for Three Elms. The relocated side door at ground floor faces directly towards the 1.8m boundary fence and has no impact on privacy for Three Elms.

5. POLICY

Policy CS19 (Development and Design Principles) (LPCS)

This document provides clarity that the proposed scheme conserves and enhances the character of the local built and natural environment and integrates well with the surrounding area and especially the street scene by use of matching materials and retaining the postmodern style.

Policy CS12 (LPCS) (2014) seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes. The proposed scheme will not have any effect on the existing green infrastructure or surrounding landscape characteristics.

Gravesham's **Householder Extensions/Alterations Design Guidance (SPD) (2021)** states it is important to ensure that any extensions or alterations to a home are well designed, well-built, and sympathetic to their surroundings. The street scene is made up of 1950s postmodern architecture and this proposed scheme preserves the nature of this style, whilst other existing properties within this environment have been allowed to revise this style which should be deemed to be against this policy but has been allowed.

6. CONCLUSION

The design of the proposed scheme is based on an understanding of the original postmodern 1950s architectural style that the row of six house conformed to when originally built. The openness and form provide for a strong street scene.

The original style, when constructed, was a modern interpretation designed to allow large scale opening, including full height vertical windows, and using a modern engineered type facing brickwork with horizontal clad areas and small overhangs to retain the crispness of the building.

This proposed scheme is designed to maintain this style by retaining the existing form proportions, not increasing the height and using the same pallet of materials, whilst keeping the clean lines and massing as these are all important aspects of the character of the building and setting.

The rear extension is designed to reduce the perceived bulk by stepping in away from the side elevation and the previous first floor extension is now omitted.

The pallet of proposed materials is similar to the existing and are not harmful to the open character of the landscape or street scene. The extensions are proportionate additions, subservient and subordinate to the dwelling, appropriately scaled to provide amenity to current and future occupiers, whilst not impacting on the privacy of any neighboring homes.

The proposed scheme offers a form of contemporary architecture that matches the original modern style that is sympathetic to the existing character and enhances the dwelling with an improved quality of family living.