



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning Statement

16 Cygnet Gardens, Northfleet DA11 7DN

Single Storey Rear Extension

On Behalf of Marie Holder

Application

Planning By Design (The agent) has been instructed to act on behalf of Marie Holder (the applicant) to submit a Certificate of Lawful Use application to Gravesham Borough Council (the Local Planning Authority) for a Single Storey Rear Extension at: 16 Cygnet Gardens, Northfleet DA11 7DN (the site).

In support of this application, the following Planning Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location

The site is located within a residential area in Gravesend, positioned approximately 2 miles south of the town center. Most of the properties in the vicinity are semi-detached homes, with some detached houses present, set on regular plots. The density of the area is medium, featuring wide streets and open green spaces, such as allotments and parks nearby. There is a significant amount of mature vegetation and trees scattered throughout the neighborhood, enhancing the area's leafy suburban feel.

In terms of amenities, the site is well-served, with schools such as Shears Green Infant and Junior Schools as well as St George's Church Of England School located a short walking distance to the south, alongside nearby shops and local services to the north. Public transport connections include bus routes along main roads like New House Lane, providing easy access to the town center and beyond. The character of the surrounding area is predominantly residential, offering a mix of family homes and green public spaces, making it a convenient and pleasant place to live.

The property is situated on the east side of Cygnet Gardens. The local road network connects to New House Lane, a significant arterial route in the area, offering good connectivity to the wider road network, including access to the A2.

The existing property is a two-storey semi-detached house with a pitched roof. The house is set back from the road, featuring a small front garden. The property's architecture is typical of mid-20th-century housing, with a simple yet functional design. The footprint is rectangular, and the plot offers a moderately sized rear garden, bordered by fencing that provides privacy. The house's overall design is consistent with others in the neighborhood, maintaining the area's cohesive suburban aesthetic.

The site is within a Groundwater Protection Zone 2 Area and area of multi-period archaeological potential.

The Proposal

The proposed development is for a single-storey rear extension to the existing semi-detached property at 16 Cygnet Gardens, Gravesend. The changes are designed to improve the

functionality of the ground floor, creating a larger and more open-plan kitchen and dining area.

The proposal includes the reconfiguration of the current utility room and its integration into the new plan. The new extension spans the width of the house, with additional internal reconfiguration to incorporate a pantry and improve circulation between the kitchen/dining area and the rest of the property. The existing stores at the rear remain, but a more cohesive connection to the new extension has been proposed. The roof of the extension features a flat design with a central rooflight to allow natural light to flood into the extended kitchen/dining area, enhancing its usability and ambience.

The materials for the proposed extension have been selected to harmonise with the existing house. The walls are to be finished in brickwork to match the original, ensuring continuity in appearance. Aluminium bi-folding doors will be installed at the rear, opening onto the garden, providing a modern touch and improving indoor-outdoor flow. The flat roof will be finished with a high-performance membrane, and the rooflight will be framed in aluminium to match the doors, providing durability and a sleek aesthetic.

On the proposed plans, the internal layout shows a clear transition from the retained living room at the front to the extended kitchen/dining space at the rear. The existing back wall of the kitchen is to be removed to create an open-plan arrangement, while the new pantry adds practical storage space. The rear elevation is updated with the new aluminium bi-fold doors, as shown in the elevations. The block plan highlights the modest footprint of the extension in the context of the plot, showing that sufficient garden space remains after the development.

Planning History

N/A

Compliance with the GPDO 2015

1. Dimensions of the Extension (3m x 7m):
 - The proposed depth of 3m from the original rear wall of the house complies with the standard PD limit for single-storey rear extensions for attached houses and semi-detached houses.
 - The proposed width spans the full width of the house, which is allowed under PD as long as it does not exceed 50% of the garden area when combined with previous extensions and outbuildings, which it doesn't.
2. Height Compliance:
 - Maximum Overall Height: The flat roof ensures that the height of the extension does not exceed the maximum allowable 4 metres (sitting at 3m).
 - Eaves Height Near the Boundary: The height is in-keeping than the 3-metre limit for extensions within 2 metres of a boundary, satisfying PD requirements.
3. Rooflight Design:
 - The proposed central rooflight projects less than 150mm from the roof plane, complies with Class A provisions.

4. Materials and Appearance:
 - The use of red brickwork to match the existing house ensures compliance with the condition that materials be of a similar appearance to the existing dwelling.
 - The aluminum-framed bi-fold doors add a modern touch but still harmonise with the existing structure.
 5. Rear and Side Elevations:
 - No part of the extension projects beyond the principal elevation or the side elevation that faces the highway, adhering to PD rules.
 6. Curtilage Coverage:
 - The extension plus existing outbuildings (e.g., rear stores) covers less than 50% of the total garden area, meeting the curtilage coverage requirement.
- Designated Land and Article 2(3) Restrictions:
 - The property is not located within a conservation area, national park, or similar designated land.
 - Article 4 Directions are not present that would remove PD rights for this property.

Conclusion:

The proposed development meets the dimensional, height, and materials requirements under Class A of Part 1, Schedule 2 of the GPDO 2015, provided the site is not subject to Article 4 Directions or located on designated land.

For the above reasons, we see no reason for the Council to withhold our request for this certificate of lawful use and kindly request that the council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning By Design would welcome conversation on any of these matters.