

Planning Statement

**256 Singlewell Road, Gravesend,
Kent, DA11 7RE**

Erection of a single storey front extension to
an existing outbuilding.



RTPI

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Contents

1	Introduction	3
2	Site Context.....	4
3	Relevant History	5
4	Proposed Development	8
5	Planning Policy	9
6	Planning Assessment	11
7	Conclusions.....	15

1 Introduction

- 1.1 This Planning Statement has been submitted in support of an application for the following development at 256 Singlewell Road, Gravesend, Kent, DA11 7RE (hereafter referred to as 'the Site'):

Erection of a single storey front extension to an existing outbuilding.

- 1.2 The proposed development affects the following Land Registry title(s):

Title Number	Description	Owner
K473219	256 SINGLEWELL ROAD, GRAVESEND DA11 7RE	The Applicant

- 1.3 The application is accompanied by the following plans and documents:

- 4393.ON – Planning Statement
- E116 (05) 1250 – Existing location and block plan
- E116 (05) 001 – Existing plans and elevations
- E116 (02) 1250 – Pre-existing location and block plan
- E116 (02) 001 – Pre-existing plans and elevations
- E116 (08) 1250 – Proposed location and block plan
- E116 (08) 001 – Proposed plans and elevations
- 3D Modelling

2 Site Context

- 2.1 The Site is a large, detached dwelling that is situated on the east side of Singlewell Road amongst other large, detached residential dwellings and occupies a total of 820m².
- 2.2 The principal elevation of the dwelling comprises 5 red brick pillars that are adjacent to the door that match the brick work of the existing front wall. The dwelling is predominantly white render with a small portion of the elevation being red hung tiles to match the roof. The windows and door are white UPVC, and the guttering and downpipes are a black plastic.
- 2.3 The front driveway is large and allows for approximately 4 parking spaces. It is surrounded by a low wall with brick pillars as well as an electric black metal gate.
- 2.4 In addition to the dwelling is a large outbuilding in the rear garden which is the subject of this application. The building has matching render, windows and guttering to the main dwelling as well as a canopy that extends towards the dwelling.
- 2.5 Surrounding the subject building is an area of artificial grass as well as an area of brick paving that leads to the entrance of the outbuilding. Under the existing canopy is some outdoor seating and some soft landscaping.
- 2.6 In a wider context, the dwelling forms part of a predominantly residential area of Gravesend and is situated directly opposite the Mid Kent Golf Club. Other amenities include a range of shops, restaurants and travel connections to London via train and bus.
- 2.7 This Site is the subject of the following planning constraints and characteristics:
 - Flood Zone 1

3 Relevant History

3.1 The following records are understood to be relevant to the Site:

Erection of two blocks of three houses and two blocks of three garages

Ref. No: 19480178 | Status: Application Permitted

Erection of a detached house

Ref. No: 19490673 | Status: Application Permitted

Erection of single storey rear extension to form breakfast area and sun room

Ref. No: 19850554 | Status: Application Permitted

Erection of a conservatory at the rear

Ref. No: 19860074 | Status: Application Permitted

Erection of single storey rear extension to form enlarged living room, dining room, w.c. and bathroom and erection of a pitched roof canopy at the front.

Ref. No: 19960566 | Status: Application Permitted

Erection of two storey side, part first floor and part single storey rear extension to form garage, enlarged kitchen/dining room, family room and hobby room at ground floor level with three bedrooms, two ensuite bathrooms and enlarged bathroom at first floor level and erection of wall and gates to front of property.

Ref. No: 20051103 | Status: Application Refused on the basis that garage would be over intensive and would dominate the dwellinghouse

Erection of part first floor, part two storey and part single storey rear extension and single storey side extension to form garage, gym, family room, breakfast area and hobby room at ground floor level with two bedrooms, ensuite shower room/w.c. and two bathrooms/w.c.'s; construction of pitched roof on front elevation to form canopy incorporating an open front porch; new bay window at first floor level on front elevation with new pitched roofs over both front first floor level windows and erection of wall mounted with railings and gates to front boundary of property.

Ref. No: 20061008 | Status: Application Permitted

Erection of two storey side, part first floor, part two storey and part single storey rear extension to form garage, breakfast area, family room and hobby room at ground floor level with two bedrooms each with balcony and en-suite

bathroom/w.c. and enlarged bathroom/w.c. at first floor level and erection of wall with mounted railings and gates to front of property.

Ref. No: 20060132 | Status: Application Permitted

Construction of additional vehicular access on to a classified road to form an 'in and out' driveway.

Ref. No: 20070377 | Status: Application Permitted

Erection of detached outbuilding with canopy in rear garden to replace existing to provide gym, play room/games room and shed.

Ref. No: 20130959 | Status: Application Permitted

Application for a non-material amendment to planning application reference 20130959 for the erection of detached outbuilding with canopy in rear garden to replace existing to provide gym, play room/games room and shed; to allow roof height and footprint increase, alteration to the pitch of the canopy incorporating installation of roof lights, installation of two roof lights to outbuilding and also to allow deeper windows which will be frosted.

Ref. No: 20140597 | Status: Permitted

Erection of front and side boundary walls with railings and vehicular entrance gates and the widening of the two existing vehicular accesses.

Ref. No: 20150026 | Status: Application Permitted

Extension and raising part of the roof of existing summer house.

Ref. No: 20211033 | Status: Application Refused on the basis that the increased roof height would out of scale and appearance with the surrounding properties.

Application for variation of condition 3 attached to planning permission reference no 20130959 to allow the gym outbuilding to be used for a personal trainer's business, Mon - Fri 8am - 8pm.

Ref. No: 20211246 | Status: Granted Temporary Permission

Erection of a single storey front extension to existing summer house.

Ref. No: 20211273 | Status: Application Permitted

Proposed extension to summer house.

Ref. No: 20211562 | Status: Application Permitted

Extension of outbuilding to enclose existing canopy.

Ref. No: 20250152 | Status: Application Refused on the basis the extension would be excessive in bulk and mass. Furthermore, the canopy has been erected unlawfully.

4 Proposed Development

4.1 The application entails the following elements:

- Erection of a single-story front extension to existing outbuilding.
- 3.08m tall, 6.63m deep and 4.65m wide.
- Eaves to be 2.45m in height.
- 12.5-degree pitched roof.
- Roof to be single ply membrane.
- External finish to be white silicone mono-couche render.
- Includes two sets of French doors on the front and side elevations.
- Doors to be white powder-coated aluminium.
- Includes 6 no roof lights, 4 of which are on the existing building whilst the remaining 2 are on the proposed extension.
- Windows to be white UPVC and flush with the roof.
- Total GEA for the extension is 30m².

5 Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Court of Appeal has clarified that for a decision maker this means establishing whether a proposal is in accordance with the development plan as a whole. The question of compliance with one policy should not dictate the outcome of a proposal in the absence of considering compliance with all other relevant policies. Decision makers are therefore tasked with identifying and understanding all relevant policies and material considerations in order to reach a properly informed planning judgment on a proposal, and to avoid an irrational or vulnerable decision that may be subject to criticism in a public law challenge.
- 5.2 Paragraph 2 of the National Planning Policy Framework ('the Framework') reiterates what is said in Section 38(6), whilst paragraph 12 of the Framework is clear that the Development Plan is the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 5.3 Paragraph 39 of the Framework encourages Local Planning Authorities to approach decisions on proposed development in a positive and creative way. It also encourages working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area, adding that decision-makers should seek to approve applications for sustainable development where possible.
- 5.4 Annex 1 of the Framework confirms that for the purposes of decision-taking, the policies in the Plan should not be considered out-of-date simply because they were adopted prior to the publication of the Framework. It adds that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, with greater weight being given to those policies that are closer to the policies in the Framework.

Development Plan

- 5.5 It is understood that the Development Plan for Gravesham within which the Site is located comprises the following documents:

- Core Strategy (2014) (CS)
- Gravesham Local Plan First Review (1994) – Saved Policies

5.6 The CS sets out a long-term vision for the future of Gravesham based on evidence of the need to support communities and outline what makes Gravesham a distinctive and attractive place to live and work. Furthermore, it helps to support and inform sustainable development via investment in infrastructure, economic development, and regeneration proposals within the borough, while promoting healthy communities. Lastly, it aims to provide a consistent basis for planning application decisions. The following policies are considered as relevant:

- CS01 – Sustainable development
- CS02 – Scale and Distribution of Development
- CS19 – Residential Layout Guidelines

5.7 The Gravesham Local Plan First Review (1994) was replaced by the Adopted Local Plan (2014). In September 2007, the Secretary of State issued a direction on policies to be saved and deleted. The following are policies that have been saved, remain operational and are relevant to the proposal.

- Policy C13 – Extensions to Dwellings

Other Material Considerations

The Framework

5.8 In summary, the following paragraphs are considered most relevant as additional material considerations in the determination of this application:

- Paragraph 124 – Making effective use of land
- Paragraph 131 – Achieving well designed places

Further material considerations

- Householder Extensions/Alterations Design Guide (2021);
- Design for Gravesham: Design Code (2024);
- Technical Housing Standards – nationally described space standard (2015);
- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

6 Planning Assessment

Key Issues

6.1 The following are considered to be the key issues in the assessment of this application:

1. Principle of the development.
2. Design, character and appearance.
3. Future occupier and neighbouring amenity.

1. Principle of the development

6.2 The Applicant has been misinformed by a previous Planning Agent in suggesting that the existing canopy is of temporary nature, so they believed they were well within their right to retain the canopy. Unfortunately, this is not the case, and the subject application seeks to resolve such issue with the erection of a single storey front extension to the building. The canopy is in the process of being removed at the time of this application.

6.3 It has been established in a previous application that outbuildings of this nature are common in Gravesend and that the changes to the front extension will not detract from this.

6.4 Of the properties along Singlewell Road between Windsor Drive and Kings Drive, there are approximately 14 dwellings with outbuildings (on the east side) as well as 13 outbuildings on the west side of the road.

6.5 The dwelling is not limited by any Green Belt restrictions and has retained its Permitted Development rights despite the multitude of applications that have taken place at the site.

6.6 Furthermore, the Householder Extension SPD makes clear that outbuildings should:

- not deprive the existing property of adequate private garden space.
- be subordinate in scale to the existing dwelling.
- not detract from the character of the area.
- not have an adverse impact on the amenity.

- 6.7 It is considered that the proposed development will not detract from the garden space with there being more than sufficient space for the residents to make use of.
- 6.8 Furthermore, the building is considered to be subordinate to the existing dwelling which has been established as part of the previous approvals for the outbuilding. The extension will not exceed the existing height of the building and only extends 3.87m from the rear wall of the outbuilding.
- 6.9 The proposed extension has been designed to match the materials of the existing outbuilding as well as the main dwelling and therefore does not detract from the character of the area.
- 6.10 Finally, the proposed extension will not have an adverse impact on the amenity of the neighbouring properties. This is further detailed in a later section of the statement.
- 6.11 Overall, previous extensions to the outbuilding have been accepted by GBC and it is respectfully requested that this extension is viewed in a similar manner by the Officer as it is not considered to be contrary to any of the guidance provided by GBC in relation to outbuildings.

2. Design, character and appearance

- 6.12 As previously mentioned, the front extension has been designed to respond to the reasons for refusal in 20250152. The Officer made clear that the size and character would be out of keeping with the domestic scale of the area.
- 6.13 It is considered these issues have been addressed by reducing the height of the proposed extension in comparison to the canopy. Furthermore, the extension is 0.4m lower than the existing flat roof of the outbuilding.
- 6.14 Policy CS19 of the LP states that new development will be visually attractive, fit for purpose and locally distinctive. It should also conserve and enhance the character of the local built and natural environment.
- 6.15 As previously established, large outbuildings are common along Singlewell Road, and it is considered the extension will not change this at the Site. The proposed extension will extend 6.63m from the front wall of the outbuilding whilst being 3.08m in height.

- 6.16 It is considered that these amendments to the dimensions of the front extension along with the reduction in height ensure that the extension to the outbuilding is in line with GBCs guidance.
- 6.17 In terms of materials, the proposed front extension will comprise white silicone mono-couche render and white powder-coated aluminium doors. This is in keeping with the Householder Extension/Alterations Design Guide SPD which suggests that materials should be matched to the existing dwelling. Furthermore, these materials are considered to be in keeping with the surrounding area.
- 6.18 The increased use of glass along the side elevation will ensure that the outbuilding will remain subservient to the main dwelling whilst reducing the 'hard development' along the boundary.
- 6.19 Another issue that was raised as part of the refusal is the height of the proposed extension. In order to combat this, as previously mentioned, the subject application has reduced the height of the front extension to 3.08m.
- 6.20 The proposal also includes 4 no skylights that existed as part of the original outbuilding. Whilst they will provide additional light to the new enclosed space, they will not result in any harm to neighbouring amenity which is further detailed in the next section of this statement.
- 6.21 Furthermore, there are 2 no proposed skylights proposed on the front extension to the outbuilding. Similar to the existing skylights, they will not result in any harm to the character of the building or the privacy of the neighbours.
- 6.22 Overall, it is considered that the extension to the outbuilding has been designed in such a way to ensure that it does not detract from the dwelling or the character of the area. Furthermore, it is considered that the materials to be used will fit well with the existing dwelling and outbuilding and the extension therefore adheres to paragraph 131 of the Framework as well as policy CS13 of the LPFR.

3. Future occupier and neighbouring amenity

- 6.23 Whilst the use class of the building is being handled as part of a separate application, it is important to understand whether the proposed extension will impact on the neighbouring dwellings itself.
- 6.24 To the north of the subject site is 248 Singlewell Road. The refusal of 20250152 established that the proposed extension, which is larger than the subject

proposal, would have no impact on outlook, daylight or privacy, given the nature of the windows being proposed.

- 6.25 The same would apply to the subject extension given that there will be no windows on a first floor since this is a single storey extension and windows on the roof offer no opportunity to overlook.
- 6.26 In relation to overshadowing, the proposed extension is smaller than that of what was refused in 20250152 and therefore is considered to have less impact on daylight than the original proposal.
- 6.27 The same principle applies to 258 Singlewell Road as the proposal would be on the opposite side of the garden to the dwelling and therefore would have no impact on privacy, daylight or outlook.
- 6.28 The main concern which was highlighted as part of 20250152 was that 248 would experience a significant level of built form along their shared boundary with the subject site.
- 6.29 In order to combat this, the proposed extension has been reduced in height from 3.8m to 3.08m as well as the materials being changed to be of a similar design to a conservatory to reduce the amount of hard development along the boundary.
- 6.30 Overall, it is considered that the proposed front extension will not result in any harm to neighbouring amenity which was established in 20250152 for a larger extension. The proposal has addressed potential causes for concern and therefore adheres to Policy CS19 of the CS.

7 Conclusions

- 7.1 Overall, it is considered that the proposed development adheres to the relevant Local and National Policy and has addressed the reasons for refusal as part of 20250152.
- 7.2 The proposed development is of a design that is sympathetic to the wider character of Singlewell Road and fits effortlessly with the main dwelling as well as the existing outbuilding. Furthermore, the conservatory like appearance results in less hard built form on shared boundary with neighbours.
- 7.3 Furthermore, the proposal will not result in any additional overshadowing, overlooking or breach of privacy for the neighbouring dwellings due to its now reduced size.
- 7.4 In consideration of all relevant Development Plan Policies and material considerations, this application should be viewed positively by the Authority, and it is respectfully requested that this submission is approved.