

DESIGN AND ACCESS STATEMENT

16 Court Lodge, Shorne, Gravesend, DA12 3EQ

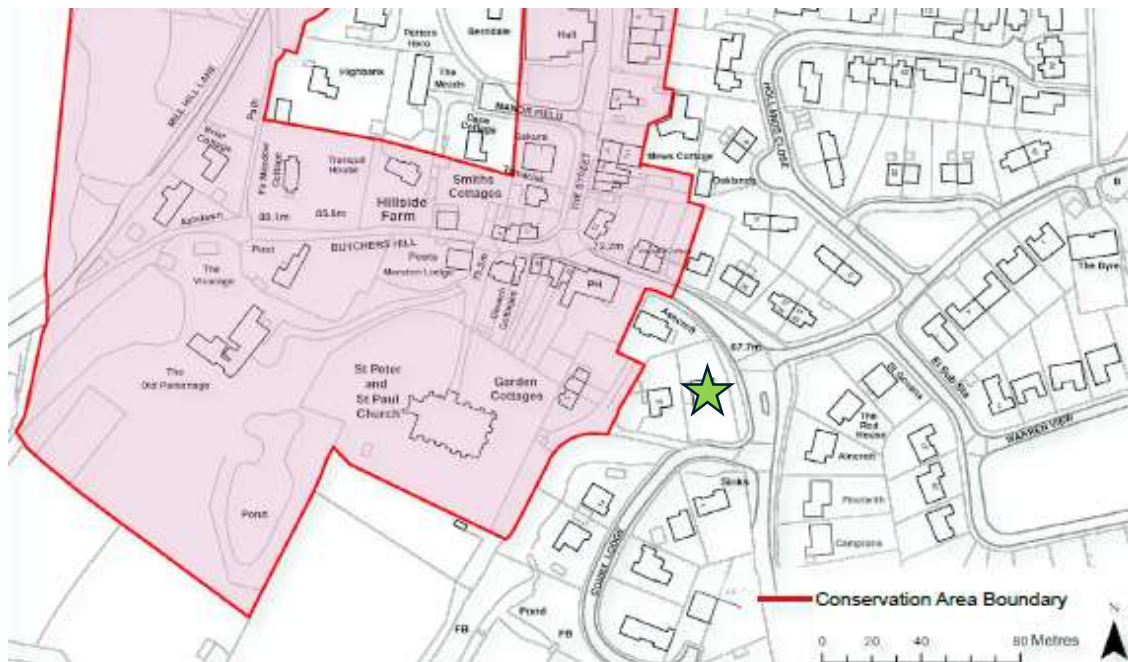
Description of Development:

Single storey rear and side extensions. Demolition of existing garage & construction of a replacement garage. Porch overhang infill extension. Ancillary changes to Ground & First floors including window positions and rooflight to front of main roof.

Location

The existing house is a two-storey detached dwelling located on the Northern side of Court Lodge, within the village confines of Shorne. The application site is located in a residential area and therefore the principle of extending the dwelling is acceptable subject to considerations such as design and impact on amenity.

It is close to, but separate from, the Shorne Conservation Area. See extract from the Shorne Conservation Area Map below (application site highlighted with a star). The property has no boundaries that back onto the Conservation Area, and there is large screening planting at the rear of the house, and a tall garden wall that screens the house and garden from Tanyard Hill. The house is not within the Greenbelt.



Applicants' Need

There are inadequacies in the house as it exists:

- Insufficient kitchen & dining provision for a modern family.
- Poor light and access to the house from the existing entrance porch overhang
- Poorly arranged Storage and Utility room provision
- Poor relationship between the house and its garden
- Poor interior light quality in the living spaces, appears dark during the day.
- Insufficient bathroom provision

The proposal seeks to extend the house with single storey side and rear pitched roof extensions. In addition, it is proposed to remove the existing detached tandem garage and replace it with one of shorter length that is attached to the house. The existing porch overhang entrance is to be infilled with an enclosed porch.

At ground floor, the interior arrangement is improved to provide better flow between spaces, and better daylight within habitable areas, including the kitchen, entrance and hallway.

The proposal provides a light and bright open-plan kitchen/living/dining area, which provides a better visual connection to the garden.

Relevant Planning History

20071035- 15 Court Lodge Shorne, Gravesend, DA12 3EQ

Erection of single storey side extension to form a utility room and enlarged kitchen/breakfast room.

Application Permitted

20180298 - 3 Court Lodge Shorne, Gravesend, DA12 3EQ

Erection of a single storey rear extension and conversion of the existing garage & roof space into a habitable room.

Application Permitted

20020083- 14 Court Lodge Shorne, Gravesend, DA12 3EQ

Erection of two storey extension on the northern side elevation to form residential annexe comprising of living room, dining room and lobby with two bedrooms and bathroom over.

Application Permitted

19990267- 2 Court Lodge Shorne, Gravesend, DA12 3EQ

Erection of first floor rear extension to form enlarged bedroom and en-suite bathroom.

Application Permitted

19940195- 2 Court Lodge Shorne, Gravesend, DA12 3EQ

Erection of single storey rear extension to form enlarged lounge.

Application Permitted

19570171 – Land At Tanyard Hill And Swillers Lane, Shorne (Court Lodge)

erection of dwellings

Application Permitted

Relevant Planning Policy

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

P3 – Vehicle Parking Standards

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

This application is located inside the Rural Settlement inset from the Green Belt, where alterations and extensions to residential buildings are generally acceptable in principle as per *Policy CS02: Scale and Distribution of Development*.

Relevant matters to this proposal are the potential impact of the development on;

- Visual Amenity & Landscape Character Area, (Design, Character & Appearance)
- Parking and Highway Safety
- Amenity of Future Occupiers
- Amenity of neighbours

Visual Amenity & Landscape Character Area

Proposals Design Generally

The proposal is for extensions and alterations to an existing property which is located in a built up rural settlement inset from the Green Belt. Although the proposed development would increase the size of the property, it would still retain as an open site, with a modest development for the plot. We therefore consider that our proposal accords with Policy CS12.

The quality of the elevations, fenestration and architectural detailing has been at the forefront of the design process in order to result in a high-quality development that is appropriate with its setting. The design seeks to not only be imaginative and attractive, but also traditional and functional, in order to better relate to the village's wider context.



Pitched roof rear extensions are a common feature within the area. As a result, the single-storey pitched roof extensions would not appear out of-keeping with the appearance of the existing house or surrounding properties.

The design of the proposed development and the distance of the house from the neighbouring properties will not lead to an overbearing effect; nor will it lead to overlooking. There will be no loss of privacy due to the position of the proposed windows or rooflights within the proposal.

The extensions have been carefully designed to remain subservient to the host dwelling, and to appear proportionate both as a part of the main house, but also within its setting. The proposal is set away from each boundary, to ensure that the proposals appear proportionate.

In layout terms, the proposed extension results in a vastly improved arrangement - allowing for a new an open-plan kitchen, living and dining space, a utility room and an improved downstairs WC / Shower room. To the first floor, there are improvements to the existing principal bedroom, improving its layout and outlook, and the inclusion of a rooflight within a new ensuite provides improved provision for the house.

These amended layouts shall provide a degree of accommodation that is commensurate for a growing family with a quality of internal floor space, storage and fixtures that one would expect in the 21st Century.

Rear Extension

To the rear, the palette is brickwork– matching that which exists on the house, interfaced with full height glazing. This use of sympathetic materials will result in a development that would be in-keeping with the character of the existing dwelling, resulting in a harmonious addition to the property. This extension is designed as a pair of linked gable elements that extrude out into the garden. This enables rooflights facing both West and East, capturing morning and afternoon/evening light. This greatly enhances the light in the house.



The proposed extension is designed in a manner which is sensitive to the size, scale and materials of the main dwelling, does not cause harm to the character and appearance of the area and does not cause material harm to residential amenity. To this end, the design comprises of details and materials that complement the local architectural character. The proposal would constitute a positive contribution to the area.

The idea is to integrate the house and garden so that there is a subtle interrelationship between inside and out. This is further emphasised, with generous glazing including full height glazing within the ground floor areas. There is also a clear emphasis on maximising internal daylight.

Side Extension

The side extension to the East side of the house is to rationalise to form of the Living room, and provide a Utility / Boot room. This element is hipped from the front, emphasising its subservience to the main house. The roof eaves and pitch is set the same as the rear extension element to provide continuity of the form. Again, the materials are to match those which exist on the main house.

Porch Infill extension

The entrance to the house is currently slightly awkward, underneath an overly large overhang meaning that the entrance appears dark. The proposal infills the overhang, with the access into this being moved to the side. This provides a slightly more private entrance, with defensible planting in front of the porch, study and living room. A small porch overhang and alterations to the front paving retain the legibility of the entrance - see image below.



Replacement Garage

The existing tandem garage is 9.47m long x 3.19m wide, and stretches along the boundary to No 15. The replacement garage retains most of the existing side wall, but reduces it by one quarter. This reduction in depth is beneficial, as it reduces the visual bulk of the garage to the neighbour at No 15, whilst also ensuring better light to No 16, as well as an increase in garden provision. The garage is widened to attach to the house, providing an better proportioned garage.

Parking and Highway Safety

The Kent Design Guide (Vehicle Parking Standards, 2006), requires that 4 bedroom dwellinghouses have 3 vehicle parking spaces, with an additional space per bedroom over that number. Given that there would be no overall increase in the number of bedrooms, no additional spaces are required. Whilst the existing tandem garage is removed, and replaced with a wider single garage, the existing garage is not used for car storage and as such no displacement occurs. Furthermore, the tandem garage is not of appropriate width for modern cars (less than 2.9m width between pillars). As such the widened garage provides one additional space.

In addition, the driveway can accommodate at least 4 cars, so there is no shortfall in provision.

Amenity of Future Occupiers

The proposal has been designed to adhere to the Nationally Prescribed Space Standards:

Room Type	Proposed Internal Floor Area (m2)	Minimum Space Standard (m2)
Living Room	26.3	13.2
Kitchen/Dining/Family Space	58.4	Kitchen Diner: 7.2 Living Room: 13.2
WC (Ground Floor)	3.3	1.3
Bathroom / WC	3.9	3.6
Bed 1	20.6 (+ Ensuite)	11.5 (Double)
Bed 2	15.8	11.5 (Double)
Bed 3	8.7	7.5 (Single)
Bed 4	8.7	7.5 (Double)
Garden Measurement	Proposed Area (m2)	Minimum Space Standard (m2)
Area	216	100
Depth	Varies 9-16	10

Neighbouring Amenity

Overshadowing

The front door faces south, with the proposed extensions along the West, East and North Sides. The existing garage is replaced with one less deep, and with a minor increase in roof height, this will constitute an improvement to the existing situation.

The design of the rear extension has sought to ensure that no overshadowing can occur, the proposal is inset from the boundary and this citing of the extension in this position cannot cause any more overshadowing of the neighbours than the current situation. The extension to the East can have no impact on neighbouring amenity, due to its citing.

Additional Information

Biodiversity Net Gain

We consider this application exempt because the application is a householder application as defined within article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Bats

There is an area of deciduous woodland behind the houses Nos 10, 11 & 12 Court Lodge, which is a favoured habitat for bats. However, as this woodland is located more than 125m from the application site at its closest point, and located within a more densely built up residential area. As such, it is unlikely for there to be any bat activity within the area of the application site. In addition, no roosts have been identified during the course of the measured survey, nor in the survey undertaken prior to the applicants' purchase of the property. As such, we do not believe that there is a reasonable likelihood of bats being present.

Inclusive Access

The original building has poor inclusive access. The situation is improved by the inclusion of an accessible Ground Floor WC that includes a shower that can be made level access in the event that this becomes necessary and the proposal also enables the capacity to convert a room to a bedroom at ground floor for disability access at a later date if required. The new rear doors can also be made to be wheelchair accessible in the event that this is required. This adaptability is vital to the longevity of the house to remain as the family home for years to come, and serve the need of any future occupiers.

Trees

The proposal will not require the removal of any mature trees.

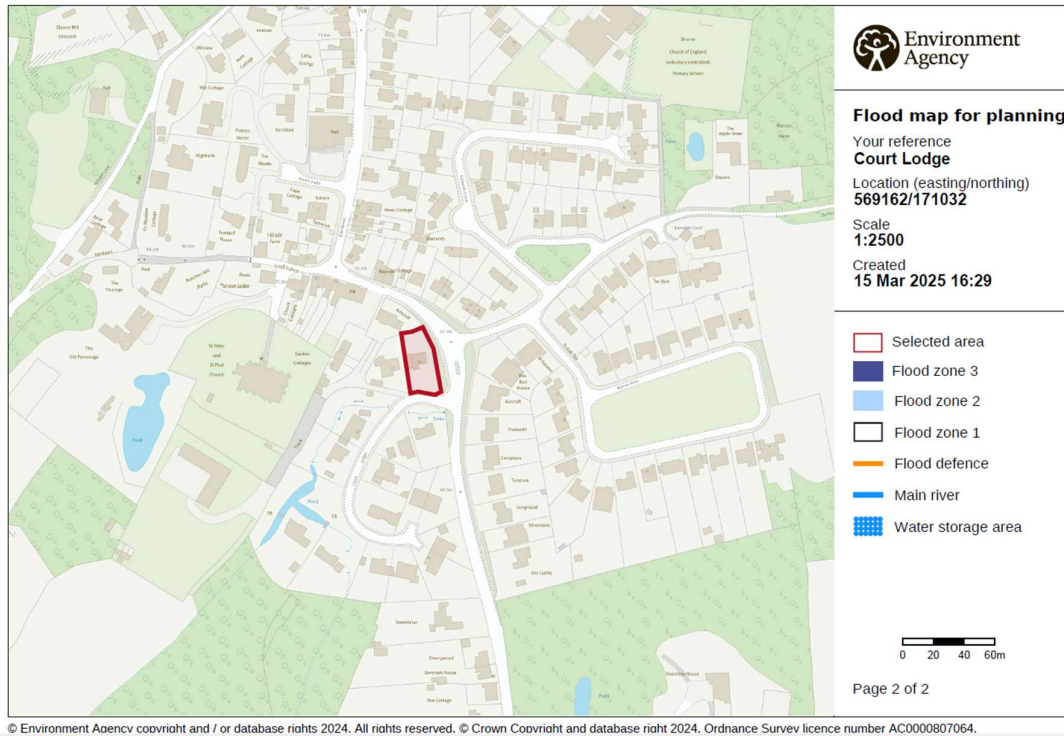
Climate Change Mitigation and Energy Efficiency Statement

- The design will incorporate best practice U-Values and Air tightness.
- 80% of all new lighting to be energy efficient units (at minimum)
- External walls 300mm Block/ Block Cavity masonry w/. 90mm PIR board insulation
- Ground Floor insulated concrete Slab or else insulated suspended floor.
- Internal walls to be Timber /CLS framework w/. Sound & Thermal Insulation
- Fenestration. Timber / Aluminium to achieve min. 1.2w/m²K suitably draft stripped.
- All replacement/new energy labelled white goods to be A+/A rated.
- Cycle storage provided in proposed garage
- Permeable paving to be used for any new hardstanding area.
- Site is not in a flood risk area.
- Provision has been allocated to wastes and recycling stores, adjacent to the Utility.
- The house will remain to be heated by Gas and Electric.
- The gardens/ amenity spaces are appropriately sized
- The design adheres to lifetime homes standards where possible.
- The design accommodates ecological credentials where possible and appropriate.
- Water:
 - New WCs to have 2.6l cisterns max.
 - WHB: taps restricted to 6l/min.
 - 13 litre dishwashers
 - 50litre washing machine.
 - Grey water will be considered in conjunction with water butts for garden.

The above is subject to change (as an improvement/betterment) in order to accord to the Building Regulations Standards and agreed with the Building Control Surveyor.

Flooding Risk

The Environment Agency's Flood Map for the site indicates that the site is within Flood Zone 1, low risk from flooding.



Conclusion

The approval of the enclosed application would not cause overriding harm to the Landscape Character Area. We are of the belief that the enclosed application should be advanced with officers' recommendation for approval given its suitability in terms of the use, design and scale of the proposed development.



**Tom Bucknall RIBA
Architect**

07740424703
tom@bucknalldesign.co.uk

RIBA
Chartered Practice

