

Supporting Statement

Proposed extension at 39 Admers Wood, Vigo, Kent, DA13 0SP March 2025

Introduction

This statement is in support of a householder planning application for the alterations of the existing dwelling, to include a single storey front extension at 39 Admers Wood, Vigo.

The application site lies within the established residential village of Vigo and is populated with post war style buildings, with a mix of semi-detached and terraced housing.

As part of the title deeds covenant for the Vigo area the parish council are to be consulted on all proposed works prior to applying for planning permission. The client received an approval for development letter from the Parish as part of the previous application and therefore this still stands as it includes the proposed front extension.

Letter provided at the end of this document.

Planning History

Ref No: 20250017

Permission refused March 2025.

'Erection of single storey rear and front extensions with roof lights.'

Reason for refusal relates to the rear extension, as it is deemed it results in an undersized garden area remaining which detrimentally limits the available usable area, subsequently providing unacceptable living conditions for existing and future occupiers.

Design Proposal

Following the refusal on the previous application we are proposing a single storey front extension only which incorporates a ground floor wc and an additional room at ground floor. Much of the ground floor and the entirety of the first floor remains unchanged.

The delegated report provided by the case officer for the refused application ref:20250017 states under Design, Character and Appearance;

'Within the immediate area there several examples of flat and shallow pitched roof porches and front extensions within the immediate area, and as such there is no uniform style within the surrounding area.'

Therefore, the proposed front extension is not considered to look out of character or detrimental to the host dwelling or surrounding streetscene:

As such, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).'

Under neighbouring amenity, the case officer states;

'The application introduces a habitable window to the front elevation of the front extension, serving the newly formed fourth bedroom. However, there are no neighbouring properties directly opposite the proposed window and as such will not have a detrimental impact on neighbouring privacy. Furthermore, due to the modest height of the proposed extensions, the development will not have any detrimental impact on neighbouring property in terms of loss of light, outlook or sense of enclosure.'

Overall, the development is not considered to have any detrimental impact on the amenity of neighbouring properties and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).'

On the information provided and the analysis provided by the case officer relating to the front extension for the application ref: 20250017 we believe this application should be approved.

Parish Council Letter

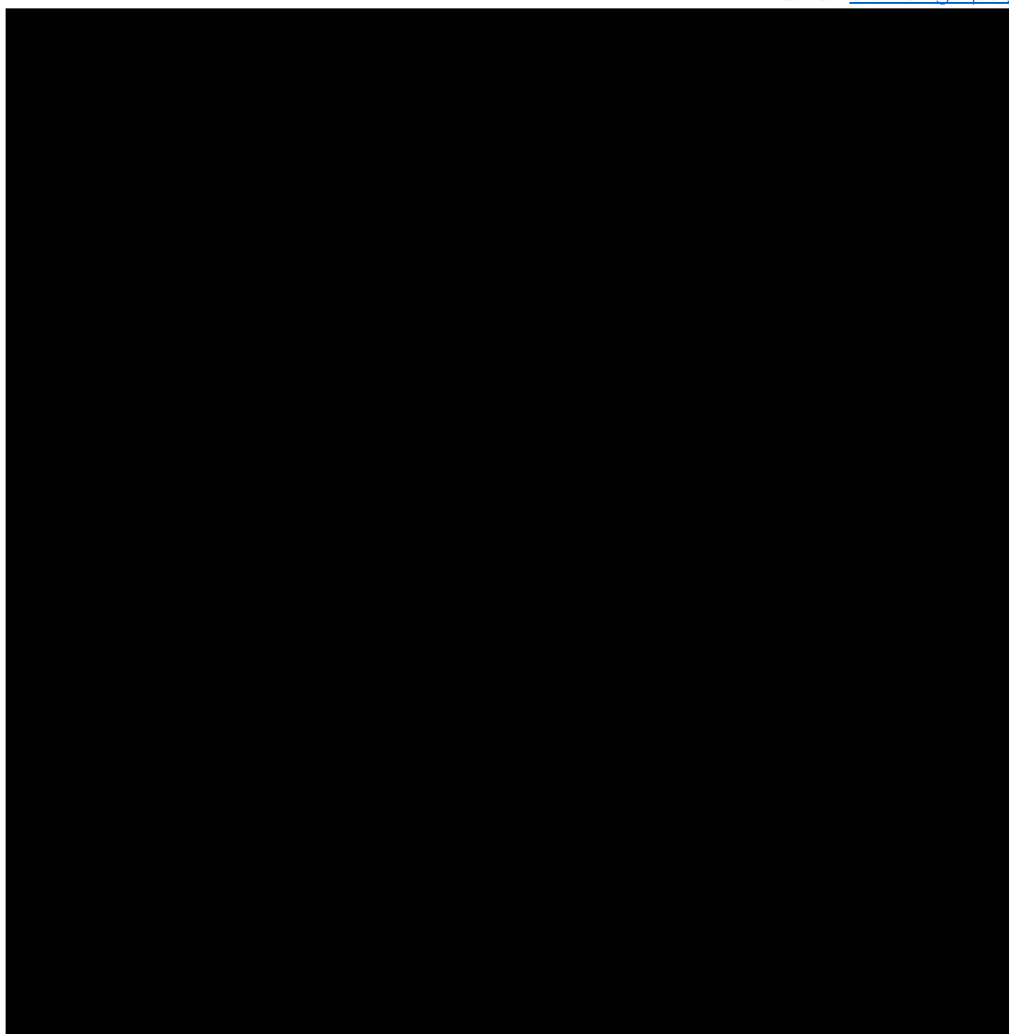


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