

# **Planning Design Access Statement**

**for**

**Two storey rear and single storey side extensions**

**244 Singlewell Road**

**Gravesend**

**Kent**

**DA11 7RE**

**for**

**Mr & Mrs Aujla**

**August 2025**

## **PROPOSAL**

This Planning Statement has been prepared to accompany the Planning Application for the following proposal:

A two storey rear and single storey side extension to existing dwelling

## **APPLICATION SITE & PLANNING HISTORY**

The application site sits on the Singlewell Road within the main town of Gravesend.

The existing house has a mix of facing brickwork, and white dash render.

The existing roof has plain roof tiles.

The existing windows are white aluminium leaded lights

Previous Planning Applications on the site:

**20240939** Erection of two storey rear and two storey side extension

Refused 20th December 2024

**GR/77/870** Erection of two storey extension at rear to form Kitchen with Bedroom over.

Approved 30th November 1977

## **ACCESS**

The site benefits from a good size amenity area with plenty of vehicular parking

Vehicular access is gained into the site directly off the Singlewell Road.

Pedestrian access is gained into the site directly off the Singlewell Road.

## **PRE PLANNING ADVICE**

This planning application is a result of a pre planning advise application Ref No. **PRE20250062** as registered on 10th March 2025 and concluded with a meeting on 7th August 2025 with planning officers Richard Hart and Lucy Hankin at Gravesham Borough Council.

1. The depth of the rear two storey extension has been vastly reduced from the previously refused application, and the proposed extension depth still sits well behind the existing two storey extension depths of both neighbouring properties at No.'s 242 & 246.
2. The proposed depth of the two storey rear extension has been determined by the size requirement for the additional Bedroom 5, 11.2m<sup>2</sup> being the minimum allowable size under the Supplementary planning guidance 2 Residential layout guidelines 2020. This proposed extension depth sits 1.1m in front of the existing two storey extension which is currently on the site.
3. The proposed side extension has been reduced from the previously refused application from a two storey to a single storey side extension set back 1m from the boundary with neighbouring property at No.242.

## **EXISTING PHOTOGRAPHS**



**EXISTING FRONT ELEVATION ON SINGLEWELL ROAD**



**EXISTING LHS BOUNDARY WITH No. 242 SINGLEWELL ROAD**



**EXISTING RHS BOUNDARY WITH No. 246 SINGLEWELL ROAD**



**EXISTING REAR ELEVATION**



**EXISTING REAR BOUNDARY WITH No. 246**



**EXISTING REAR BOUNDARY WITH No. 242**



**EXISTING GARAGE**



**EXISTING REAR ELEVATION**

