

**PROPOSED NEW ATTACHED DWELLING
ON LAND AT
No1 CORINGTON GARDENS
GRAVESEND
KENT
DA12 5DB**

ACCESS AND DESIGN STATEMENT

JAN 25.

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PROPOSED NEW DWELLING

EXISTING SITE.

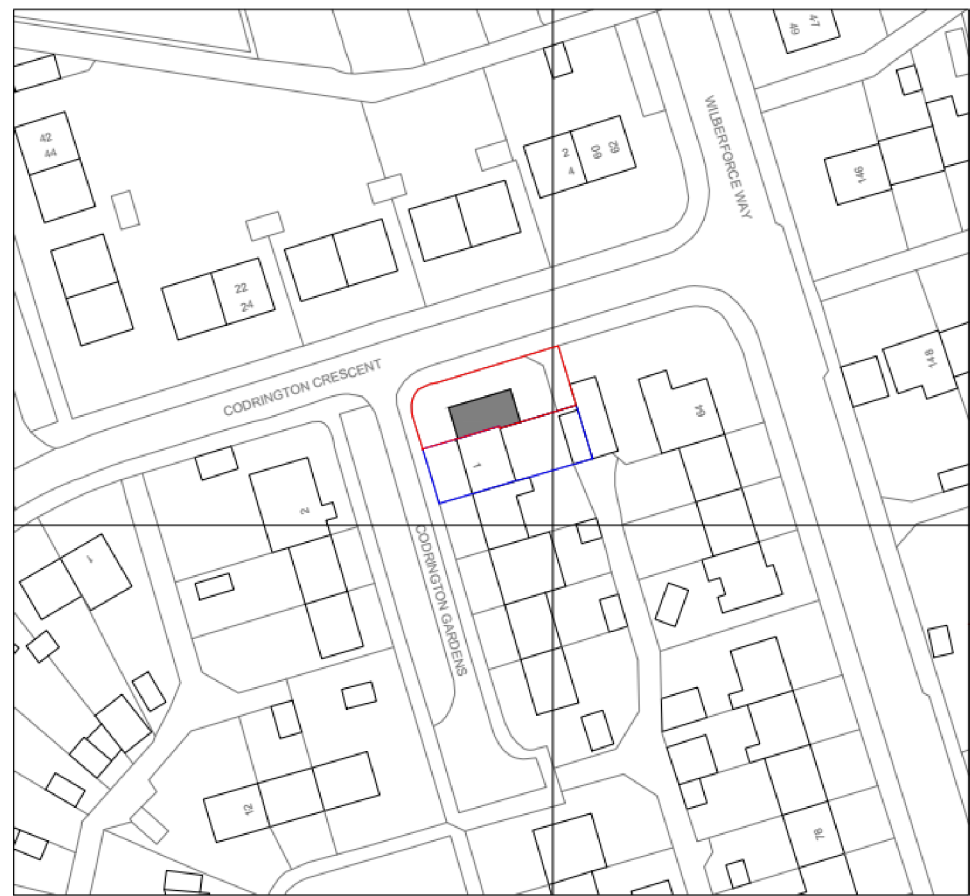


The site is currently a large side garden to No1 Codrington Gardens which is a two storey end of terrace dwelling, that lies on the corner of Codrington Crescent and Codrington Gardens.

The property has a generous side garden and off-street parking to the front with an outbuilding in the rear garden

The road is made up on both sides of two storey terrace properties with front garden areas.

LOCATION PLAN



PHOTOS



PLANNING HISTORY

Erection of an attached 3 bedroom house in the side garden of the existing dwelling house and provision of off street car parking.

Ref. No: 20211121 | Status: Application Refused

Erection of an attached 2 bedroom house in the side garden of the existing dwelling house and provision of off street car parking.

Ref. No: 20211506 | Status: Application Refused

use of land (60.43 acres approx.) for residential development

Ref. No: 19541032 | Status: No Decision Notice

use of land (60.43 acres approx.) for residential use. This file contains planning documents for TH/2/54/32B, C, D, E & F

Ref. No: 19542032 | Status: No Decision Notice

Erection of a two storey side extension and a single storey rear extension with roof light.

Ref. No: 20240655 | Status: Application Permitted

NEIGHBOURING APPLICATIONS WHICH HAVE BEEN APPROVED:

Side Garden of No31 Stanley Crescent

REF 20160854

Erection of two storey, three bedroom attached dwelling

No62 Franklin Road

REF 20140723

Erection of a detached two storey, two bedroom dwelling in the side garden

No5 Stanley Crescent

REF 20160718

Erection of link detached, two storey, two bedroom dwelling

No56 Codrington Crescent

REF 19910196

Erection of an attached two storey dwelling

Land Adjacent To No7 Livingstone Gardens

REF 20000211

Erection of pair of two storey semi-detached dwellings

Side Garden Of 31 Stanley Crescent

REF 20160854

Erection of two storey, three bedroom attached dwelling

48-54 Codrington Crescent

REF 20121081

Erection of two detached, two bedroom bungalows

1 Codrington Crescent

REF 20140738

Two storey side extension

No2 Codrington Crescent

REF 19870695

3.5m two storey extension

No46 Livingstone Road

REF 19870601

Erection of a two storey side and rear extension

No32 Codrington gardens

REF 19880472

3.6m wide two storey side extension

No33 Codrington gardens

REF 20141208

4m wide two storey extension

No59 Livingstone Road

REF 20081091

4m wide two storey side extension

51 Wilberforce Way

REF 19880556

4m wide two storey extension

PRE APPLICATION

A pre application was made on a very different design option which was for a very contemporary dwelling that was also a lot wider than this proposal.

PRE20230168

Officer - Mr Ethan Bonthron
Date - 29th September 2023

Officers Summary:

The proposed dwelling is not considered to have overcome issues relating to design and impact on the surrounding area. The site is not suitable for the erection of a new dwelling and the Local Planning Authority consider the appeal and previous decisions to clearly demonstrate this point. Therefore, it is unlikely that any proposal seeking to erect a new dwelling in the side garden would be accepted.



Pre application contemporary design that advice was received on as shown above.

REVISIONS MADE FOLLOWING PRE-APPLICATION ADVICE:

The dwelling design in terms of floor plans and elevations has been completely revised.

The width of the proposed dwelling has been reduced to 4.5m wide.

Gap is provided from end of terrace to boundary line (3.8m).

Street scene and character is now maintained by using a matching architectural style and details to match the existing facade and materials.

The proposed dwelling is set back from the front building line and the ridge line is also lower than the existing house it would be attached to, so it will appear subservient within the street scene.

Pedestrian vision splays to the new parking area have been added to the site layout.

Increase in new housing need especially within existing urban and sustainable areas on a vacant plot has increased.

The revised design now complements and corresponds to the existing character and the wider context.

The new dwelling hereby proposed would extend beyond the established building line on the corner of Codrington Crescent. Previous comment relating this point is below-

this plot is not suitable for a new dwelling by virtue of the established building line and overbearingness a dwelling would have on the corner.

The building line in question has been altered by the recent approval for a two-storey side extension which is 3.5m wide. We therefore submit that the building line is no longer an important consideration within the character of the area as previously suggested.

The proposed dwelling is designed as being 4.5m (an increase of 1m from approved Ref 20240655).

REF 20240655

Erection of a two storey side extension and a single storey rear extension with roof light

Dated 6th September 2024.

The details are below-



The extension shares the same proportions to the proposed new dwelling in terms of scale and character.

LAYOUT / NEW DWELLING.

The proposal is to create a new two Bedroomed dwelling with associated garden and parking within an existing urban area, which is in a very sustainable location.

The new dwelling will act as part of the existing street scene by acting as an end to the original terrace within the same red line boundary known as No1.

The existing front building line, which has been created in Codington Gardens will be retained as well as the roof ridge height matched to fit into the existing street scene character.

The dwelling will be a two bedroomed family home designed to meet the government space standards and will provide a house with a private Garden which is 70m² in area.

The open spaces to the side boundary line are maintained at 3.8m which within an urban area provides an existing open space and therefore maintains the character of the corner site.

The height and scale of the new dwelling in terms of height and scale can be considered as acceptable when viewed against the existing to maintain the street character.

Please note that a side extension of 3.5m has been deemed acceptable within the existing open side area, which will reduce its size relative to this application.

The design is traditional in style but by using matching materials and details it will retain the existing street character. The front elevation will have a matching brick finish, roof tiles and white UPVC windows.

DESIGN

The new house will be constructed to a high level of detailing with the use of quality materials to create a highly sustainable new dwelling with heat source pump and electrical car charging point.

The energy efficiency would be far greater than the standards to provide large energy savings and the use of alternative energy source.

In visual terms the new house would maintain the existing context and not affect its surroundings as a reflection of the existing adjacent properties in height and scale terms.

The new ridge line reflects the height of the existing adjoining building and maintains the same width as other buildings within the street scene.

SITE LAYOUT.

The proposed new dwelling is proposed to be set back from the existing front building line adjacent property known as No1.

Landscaping is proposed to maintain a hedge row to the boundary line that provides the existing street character.

The existing open gap between No1 and the site boundary is of adequate size to provide space for a two bedroomed dwelling.

Additional off-road parking is provided to the rear of the site with adequate pedestrian vision splays.

The new dwelling will have side access to the rear garden which is adequate for family use.

The new dwelling will not overlook or create any loss of privacy to any adjoining properties. There is also no overshadowing or loss of daylight to any adjacent properties.

SCALE.

New dwelling – Internal area 70m². (3P).

The scale and apparent massing of the proposed dwelling has been designed to sit comfortably within the residential setting of the site by incorporating features with traditional material and a pitched roof. The scale is based on the existing size of the plot and the scale of the existing adjacent houses and its surroundings.

LANDSCAPE.

The existing planting at the boundary of the site boundary is dense and evergreen hedgerow, which creates a feature and softens the development.

PARKING / ACCESS.

Proposed carparking is 1No off road space.

ACCESSIBILITY / PARKING.**TRANSPORT ROUTES.**

The nearest bus stop is 150 yards from the site at Stanley Crescent for bus numbers 735. 736.

The nearest shops are in Livingstone Road.

Schools within 200 yards - Ifield School

BNG

This proposal is for a self build project by the owner and applicant and is therefore exempted from the BNG requirement

PLANNING.

Planning Legislation requires decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. This means that the decision taker must take as a starting point the Development Plan and balance it and all other material considerations to arrive at a decision on whether or not to grant planning permission.

Paragraph 11 of the NPPF, under the 'presumption in favour of sustainable development', sets out circumstances where this balancing exercise should be weighted towards granting permission. This is the case where there are no relevant policies in the Development Plan, or the relevant policies are 'out of date'. These circumstances become a material consideration, which 'tilts' the balancing exercise from a neutral balance to one where there must be compelling reasons for permission to be withheld.

On housing proposals 'out of date' includes situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites with the appropriate buffer; or where the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years.

When the presumption in favor of granting permission is engaged, the "tilted balance" may apply. This means that the extent to which the proposal complies with, or breaches development plan policies may be considered and therefore permission should be granted, unless there is a clear reason to refuse the development, such as when policies in the NPPF protect areas of particular importance.

Conclusion

The proposal will be entirely consistent with the prevailing grain of the settlement and will blend with the street-scene, and the design and height of the proposed dwelling responds to the character with the neighbouring properties.

As demonstrated through this report, the proposed development is sited within a sustainable location and in accordance with national government guidance. On this basis, it is considered that planning permission should be granted, subject to appropriate conditions.