

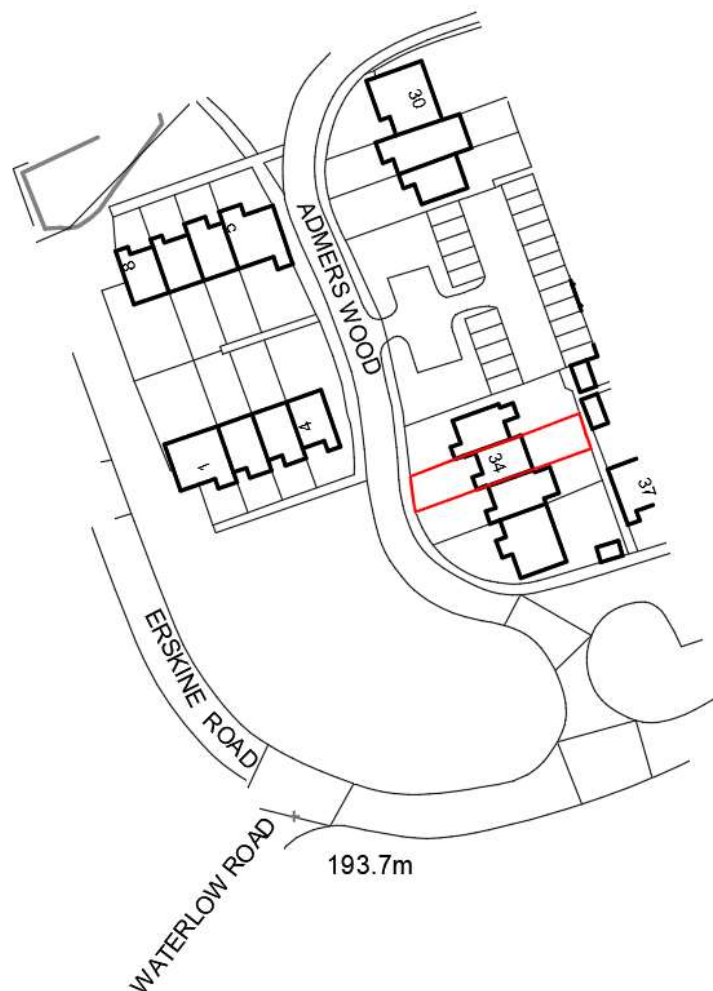
DESIGN AND ACCESS STATEMENT

34, Admers Wood, Vigo, Gravesend, Kent DA13 0SP

Location and Key Constraints

The existing house is a storey terraced dwelling located on the eastern side of Admers Road, within the village confines of Vigo Village.

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.



A scaled location plan can viewed on drawing 1053 EX 1250

The Application Proposes:

Part single, part two-storey front extension. Demolition of existing front porch. The first-floor roof is extrapolation of the existing roof form as a cat-slide roof. Extension provides additional space to the two front bedrooms and living room, and a replacement front porch/ Bootroom.

This provides:

- A Lobby / Bootroom, as a replacement for the dilapidated existing front extension
- Enlarged Living Space
- Enlarged two front bedrooms at first floor

Relevant Policies

Gravesham Local Plan Core Strategy (September 2014):

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

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places
- Section 15 – Conserving and Enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)
- Kent Downs National Landscape Management Plan (2021-2026)

Relevant Planning History

20240027 | 17 Churchside Vigo Gravesend Kent DA13 0SJ

Erection of a two storey front extension and insertion of roof light in the front elevation.

Application Permitted with Conditions

20040227 | 15 Admers Wood Vigo Village Meopham Kent DA13 0SD

Erection of part two storey and part single storey front extension

Application Permitted with Conditions

20000294 | 16 Ferndown Vigo Village Meopham Kent DA13 0SR

Erection of two storey front extension

Application Permitted with Conditions

19930385 | 7 beech Mast, Vigo, Gravesend, Kent DA13 0SX

Erection of a two storey front extensions to for porch with enlarged room over

Application Permitted with Conditions

19960132 | 11 Beech Mast Vigo, Village, Meopham, DA13 0SX

Erection of 2 Storey rear extensions to form day room with bedroom over

Application Permitted with Conditions

19840312 | 15 Ferndown Vigo Gravesend Kent DA13 0SR

Erection of extension at the front at first floor level

Application Permitted with Conditions

Site Designations

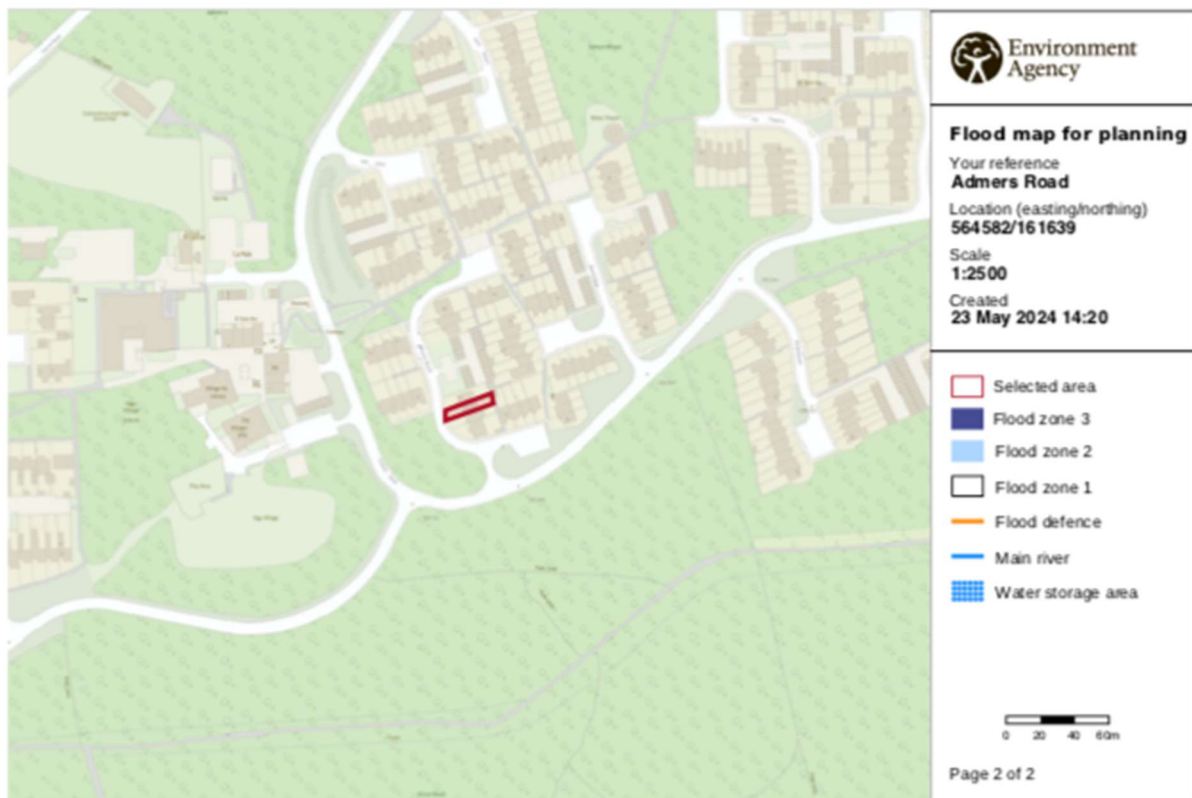
Kent Downs National Landscape (KDNL)

As the site lies within the Kent Downs National Landscape (KDNL), the adopted Kent Downs National Landscape Management Plan is also relevant, particularly;

- The local character, qualities, distinctiveness and natural resources of the Kent Downs AONB will be conserved and enhanced in the design, scale, siting, landscaping and materials of new development, redevelopment and infrastructure and will be pursued through the application of appropriate design guidance and position statements.
- New projects, proposals and programmes shall conserve and enhance tranquillity and where possible dark night skies.
- Ensure proposals, projects and programmes do not negatively impact on the distinctive landform, landscape character, special characteristics and qualities, the setting and views to and from the Kent Downs AONB.

Flooding

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



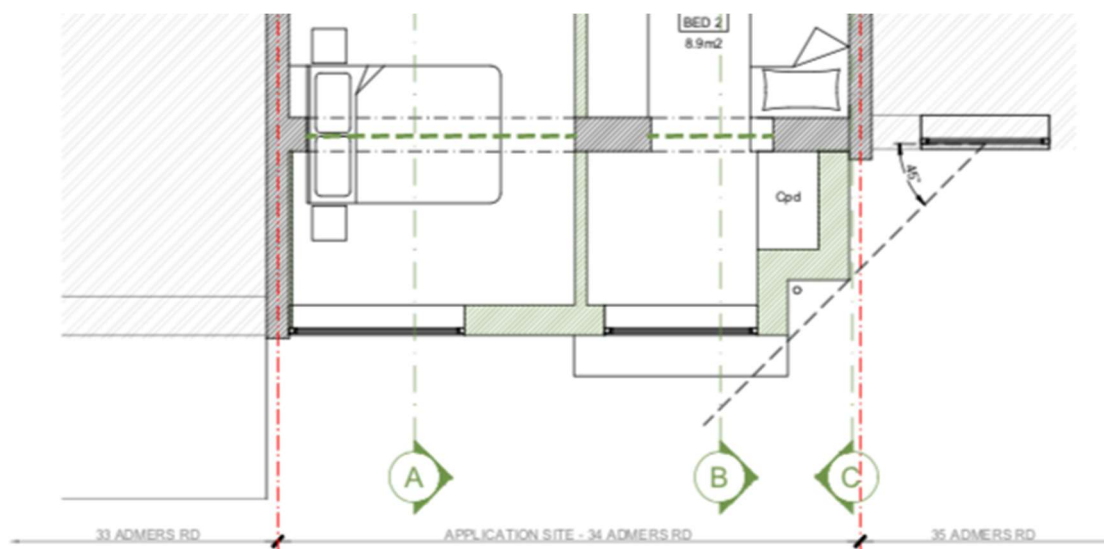
Design, Character and Appearance

The extension has 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 existing house is a brick and weatherboard cladding built, terraced two-storey house in use as a single-family dwelling.

The existing No 34 is set back from the front of No 33, and the roof is set lower than both those that existing on Nos 33 & 35 – this can be seen on the existing massing perspective below:



The proposal's front wall is set to align with the front of No 33, but behind the separating brick party wall, thereby retaining the legibility between the two houses. The roof is extrapolated down as a cat-slide, meaning that the house's perceived subservience to the neighbours' houses is retained. The first floor of the proposal is set such that it does not encroach within 45 degrees to the first-floor window to No 35. See excerpt from Drawing 1053 GA 02 below, and the proposed massing perspective on the next page:



This ensures that there is no loss of amenity to No35.

There are other properties within the vicinity which have benefitted from similar and front extensions so the proposal would not be an untoward addition within the streetscene, see “Relevant Planning History Section”, and “Local Examples” sections.

The proposal reflects the pattern and grain of the existing streetscene, and is architecturally coherent and proportionate. The design comprises of details and materials that complement the local architectural character, and that of the existing staggered terrace.

The development is of a scale and extent that is appropriate to the scale and form of properties in the local area. The development sits within a large plot and is a modest development of it, retaining a large garden area. The alterations are proportionate in height and are of a scale in keeping with adjacent properties.

Overall, the extensions sit well within the wider context and would visually correlate with the surrounding pattern of built development.



Local Examples



Front of No 15 & 16 Ferndown On a staggered terrace



Front of No 7 Beech Mast, aligning to the front to the neighbour in a staggered terrace.



Front of No 15 Admers Wood

Parking

The existing house benefits from two parking spaces, and this is not changed as a result of the proposals.

Overshadowing

The front door faces South-West, with the proposed front extension in front of this (again facing the road South-West). The citing of the extension in this position cannot cause any more overshadowing of the neighbours than the current situation, as it sits against the party wall to No 33, and is north of No 35.

Amenity of Future Occupiers

The proposal will not result in material loss of any amenity space. The front garden will still retain large area of amenity space commensurate to the size of the house.

Privacy

No extended part of the building overlooks any neighbouring properties more than the current condition does already.

Trees

There are no mature trees that are affected by the proposals.

Inclusive Access

The original building has poor inclusive access which is being marginally improved by the proposals, as the hallway can be altered to facilitate level access if this is required.

Conclusion

It is our view that this application should be supported and permission for the proposed development be granted as;

- It is in accordance with local planning policy
- The design, character and appearance are in keeping with local area
- No loss of amenity, no loss of trees
- No loss in parking provision
- Neighbouring planning decision precedents



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