

Penfold Project Services

“EPMARKET”, WROTHAM ROAD, MEOPHAM, KENT, DA13 0JH

Telephone: 01474 816690

e-mail: apenfold448@btinternet.com

PLANNING STATEMENT **FEBRUARY 2024**

8 BRENCHELY AVENUE, GRAVESEND, KENT, DA11 7RQ

DEMOLITION OF CONSERVATORY, GARAGE AND CHIMNEYS
WITH THE ERECTION OF PART FIRST FLOOR EXTENSION TO
RAISE THE ROOF HEIGHT TO CREATE A FIRST FLOOR,
INCLUDING PART SINGLE STOREY FRONT AND REAR
EXTENSIONS



BACKGROUND

- This application is submitted following the refusal of a previous planning application
- Application reference 20230357 was refused by notice dated 14 June 2023
- The development proposed is described in the application form as “Demolition of conservatory and chimneys with the erection of part first floor extension to raise the roof height to create a first floor, including part single storey front and rear extensions.”
- The reason for refusing the application is stated as: -
 1. The proposed extensions will result in an over-development of the site and is of poor design that would be out of keeping with the neighbouring properties. The proposal is therefore considered to be contrary to the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, SPD4 - Residential Layout Guidelines (2021) and paragraph 130 of the National Planning Policy Framework 2021.
 2. The proposed extensions will result in poor levels of outlook and dominance from the close presence of the boundary fence of No 10 Brenchley Avenue. The proposal would therefore fail to provide a high standard of amenity for future users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.
 3. The proposed extension will result in an unacceptable loss of privacy to the existing property at No. 10 Brenchley Avenue due to introduction of a bedroom window in the flank elevation of the application property which would result in overlooking and loss of privacy to the neighbouring garden. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

APPLICANT DETAILS

The Applicant, Mr Gill, is part of the Asian community in Gravesend.

As is very common within this community, the property is occupied by multiple generations of the Applicant's family including his parents and two teenage children.

In addition, it should be noted that the Applicant's father is now registered as disabled thus requiring the need for a suitable bedroom on the ground floor.

It is intended that his mother will occupy the other bedroom on the ground floor

The bedrooms on the first floor will be occupied by the Applicant and his children

AMENDED PROPOSALS

1. It appears that the main reason for the refusal of the application seems to be the relationship between numbers 8 and 10 Branchley Avenue and the affect that the proposals under this application will have.

This bedroom had now been relocated on the other side of the property with the space between the bedroom window and boundary greatly increased.

2. The Delegated Report for the refusal comments that the proposed single storey rear extension will have a width which will exceed the width of the original property. SPD4 - Householder Extensions/Alterations Design Guide (2021) states that an extension should not exceed the width of the original dwelling. The proposed extension will exceed the width of the original house and will be visible from the main street scene.

The guidance states that it SHOULD not MUST not exceed the width of the original dwelling and as the extension is only marginally wider than the original dwelling, surely some discretion should be applied?

In addition, the rear extension is set back a considerable distant from Branchley Avenue and can only be partially seen from the street if facing the properties face on.

It also be noted that the development at 10 Branchley Avenue includes a rear extension which is the full width of the original dwelling plus the width of the side extension

3. The Delegated Report for the refusal also comments that the proposed extensions to No. 8 Branchley Avenue will result in a full width two storey element. It also makes an attempt to introduce some of the design features of the neighbouring property, however these are not fully introduced and so the development does not tie in with its surroundings.

It is considered that the increase to the ridge height and subsequent alterations will introduce excessive bulk and massing to the dwelling. Furthermore, the design does not respect the neighbouring properties, namely No. 10 Branchley Avenue which has a barn hipped roof design to the front of the property.

Firstly, the comment that the development does not tie in with its surroundings is to be contested. No 10 has a traditional gable set within a dual pitch roof. As does no 12 Branchley Avenue on the same side of the road as well as do nos 9, 11, 13 and 15 on the opposite side of the road (see photographs)

This design is adopted for the current proposals at no 8 and indeed I would further stress that this matches the design of 12 Branchley Avenue.

In addition, as stated on drawing numbered 02, all materials and finishes as utilised in the development at 29 Brenchley Avenue under planning application no 20190135 will be adopted for the development at 8 Brenchley Avenue, again confirming that the development DOES tie in with its surroundings

4. The size of the proposals is also brought into question claiming that the increase in footprint is unacceptable. However, surely it should be the overall footprint in comparison with neighbouring properties that should be taken into consideration.

The ground floor footprint of other properties that have been developed (taken for the Ordnance Survey site plan) are: -

- 2 Brenchley Avenue – 150m²
- 6 Brenchley Avenue – 156m²
- 10 Brenchley Avenue – 160m²

So, the increase to 171.75m² at 8 Brenchley Avenue in comparison is hardly excessive.

5. It is proposed to demolish the garage to the side of the property thus segregating the connection between 8 Brenchley Avenue and 6 Brenchley Avenue

CONCLUSION

For the reasons given above, I conclude that this Application should be granted consent

**PHOTOGRAPHS SHOWING THE DEVELOPMENT CURRENTLY UNDER
CONSTRUCTION AT 10 BRENCHLEY AVENUE**



FRONT ELEVATION



FRONT/SIDE ELEVATION



FRONT/SIDE ELEVATION



REAR ELEVATION

DESIGN SIMILAR TO THE PROPOSALS FOR 8 BRENCHLEY AVENUE



7 BRENCHLEY AVENUE



9 BRENCHLEY AVENUE



11 BRENCHLEY AVENUE



13 BRENCHLEY AEVNUE

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15 BRENCHLEY AVENUE



12 BRENCHLEY AVENUE

MATERIALS SIMILAR TO THE PROPOSALS FOR 8 BRENCHLEY AVENUE



29 BRENCHLEY AVENUE