

Planning Department
Gravesend Borough Council
Civic Centre,
Gravesend,
Kent, DA12 1AU

26/11/2021

Dear Sir/Madam,

Sub: Erection of a single storey front extension, two storey side extension and part single/part two storey rear extension at 5 Lake Drive, Higham, Rochester, Kent ME3 7LZ.

Please find enclosed an application form and drawings for the above referenced address. This is a submission for a Householder Planning Application for the proposed development at the above address.

5 Lake Drive is a semi-detached dwelling located on the northern side of the highway. The property has a driveway and an attached garage, with the main entrance on the side.



Design, Character and Appearance

This application proposes the erection of a single storey front extension, a two-storey side extension and part single storey, part two storey rear extension. The front extension will provide a new access into the property and involve the conversion of the garage into habitable rooms. The side extension will be part width and set in from the boundary. Whilst the two-storey rear extension will have a gable roof form and will be positioned in the centre of the property, with single storey elements either side.



We are confident that the extensions are not excessive in size or bulk, are subservient and subordinate to the main dwelling. Although visible from public vantage points, the side extension is not full width and some of the established gap between the properties is maintained. In addition, the extensions will be constructed using materials that match the host dwelling. Therefore, the development is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2021).

Amenity of Future Occupiers

The proposed development provides acceptable living conditions that safeguard the amenity of existing and future occupiers in accordance with Policy CS19 (LPCS). The garden size, post-development, exceeds the recommendation in Gravesham's Residential Layout Guidelines (RLG) (2020) with a depth of 24m and an approximate area of 217.81m².

Neighbouring Amenity

In terms of harm to amenity, the extensions will not cause any detrimental impact on the amenity of the neighbour in terms of loss of light, sense of enclosure or outlook. The two-storey rear extension is central on the application property and is some distance from the neighbouring properties and is set-down from the main ridge, which will reduce any potential overshadowing impact. We have also considered the 45 degrees rule as shown in the proposed floor plans to show that the proposed extension is not affecting the daylight of the neighbouring property.

In terms of overlooking there are no flank windows proposed in the development. The new rear gable will be closer to the boundary than the existing rear window, however this is not considered to cause any detrimental impact of overlooking onto the adjoining neighbour at the rear.

Therefore, we are confident that the proposed extensions are considered to safeguard the amenity of adjoining properties in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF.

Parking and Highways

The parking standards state, for a four-bedroom property there should be two off-street parking spaces provided. The proposed block plan shows that we have proposed to extend the driveway to provide space for two vehicles to park on the frontage.

Therefore, by demonstrating space is available for two vehicles the proposal is in accordance with parking and highway policy.

Please note that a similar development was approved in the area at 11 Lake Drive in August 2021 under reference number 20210577.

If there are any concerns regarding this application, please do not hesitate to contact us.

Kind Regards,

Guneet Kaur

Architectural Designer (B Arch)