

Design & Access Statement

Glen Hurst

Pear Tree Lane

Shorne

DA12 3JT

This design & access statement accompanies a householder application for a double storey side extension, loft conversion & new front porch.

Prepared by Studio Twenty Three

STUDIO
TWENTY THREE

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Gravesham Borough Council

1.0 Introduction

- 1.1. Studio Twenty Three have prepared this design & access statement to accompany a householder application for an extension & loft conversion at Glen Hurst, Pear Tree Lane, Shorne, DA12 3JT.
- 1.2. The proposal is for a double storey side extension to form a new kitchen & living space at ground floor and a double bedroom at first floor. The proposal also includes a loft conversion including two rear dormers to provide a new master bedroom.
- 1.3. This application is made on the behalf of the freeholders, Mr & Mrs Rand.
- 1.4. Site and surroundings description

The site is located in a residential area along Pear Tree Lane, which comprises substantial residential accommodation set within large single plots. The property is a two storey detached building with white painted external render. The ground floor accommodates the living spaces, kitchen and utilities, whilst the first floor has 3 bedrooms and a bathroom. The windows are dark grey giving the property a more modern look. The rear elevation is symmetrical and forms a key part of the building character. There is also a single storey double garage situated to the southwest corner of the property, which the owners use for storage.

The site area is approximately 1.51 acres and is accessible via Pear Tree Lane to the south of the property.

The area has no prominent characteristic with a range of different house types and property sizes. There is a mix of modern houses and more traditional houses with tile-hanging protecting the upper floors which is archetypal of late-medieval and early-modern vernacular architecture in Kent

The site is situated within the Metropolitan Green Belt, of which this part is hilly, dense, deciduous woodland.

The building is not listed, nor is it of special architectural or historic interest.

2.0 Planning History

- 2.1 An application for the erection of a two storey side extension, loft conversion including two rear dormers and addition of porch was submitted by Studio Twenty Three to Gravesham Borough Council.
 - The application was registered on 7th July 2022
 - The planning application number was 20220746.
 - The application was refused on 31st August 2022.
- 2.2 The application was refused for the following reason:
 - The proposed extensions introduce new, and extend existing, flat roof sections that add significant bulk to the property and are incongruous features, creating harsh edges that are exacerbated by the flat roof box dormers, which is poor design, disproportionate additions to the property and is harmful to the open character of the Green Belt. As such, the proposed development is contrary Policies CS12 and CS19 (LPCS), saved Policy C13 (LPFR) as well as Sections 12 and 13 (NPPF).

3.0 Policy Review

3.1 The following policy documents have been considered as part of this application.

- NPPF (Adopted 20th July 2021)
- Gravesham Local Plan Core Strategy
- Householder Extensions/Alterations Design Guide SPD

3.2 The National Planning Policy Framework (NPPF) was adopted on 20th July 2021 and sets out the Government's planning policies for England and how these are expected to be applied to local plans. The adoption of the NPPF has triggered the revocation of a number of documents including Planning Policy Statements and Planning Policy Guidance. Annex 1 states that the policies in the Framework are material considerations and should be taken into account in dealing with applications.

3.3 The NPPF (paragraph 89) states that the extension or alteration of a building in the Green Belt is not inappropriate development as long as the extension does not result in a disproportionate addition over and above the size of the original building.

3.4 The Local plan states that, when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and in this Core Strategy. It will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible

3.5 Policy CS02 states that in the rural area, development will be supported within those rural settlements inset from the Green Belt and defined on the Policies Map. Development outside those settlements will be supported where it is compatible with national policies for protecting the Green Belt and policies in this plan.

3.6 Saved Policy C13 of the Local Plan (LPFR) (1994) also relates to extensions to dwellings in the countryside, and generally seeks to maintain the open character of the Green Belt and retain a stock of rural dwellings. The policy also states that the dwelling to be enlarged must have sufficient curtilage to accommodate the extension without undue visual intrusion into the open countryside. Additionally, the appearance, massing, scale, form and materials of any extension shall be appropriate to the existing dwelling and the Green Belt setting.

3.7 The Residential Extensions SPD states that a limited extension to an existing dwelling may not be considered to be inappropriate development in the Green Belt provided that it does not result in disproportionate addition over and above the size of the original building.

3.8 Policies allow for limited or modest extensions to an original dwelling currently in residential use provided proposals do not adversely impact on the form and character of the original building or the character of the countryside. Proposals will be assessed on the following:

- The impact on the openness of the Green Belt and the character of the countryside
- The impact on the form and appearance of the original building, and the size of the extension

4.0 Proposed Development

4.1 Design & Layout

The current ground floor layout of the property contains isolated rooms that have a lack of connectivity between living spaces. The property is a 3 bedroom house, which currently does not provide enough space for living & working.

Our approach is to add a double storey side extension to create a kitchen, living & dining space on the ground floor and additional bedroom on the first floor. The loft is also converted to provide a master bedroom. These changes will respond to the needs of the family and changes due to working from home.

4.2 Scale and Appearance

The double storey extensions are formed of two parts. The first part is the infill extension which transforms the property from an 'L' shaped footprint into a rectangular footprint. The appearance of the extension respects the original character of the building. The second double storey element is seen as the side extension, which has a lower roofline and is set back from the front and rear elevations. This makes the side extension subordinate to the host building, allowing the original building to remain dominant. The roof design matches the existing roof and the width of the side extension is approximately 1/3 of the existing property width. This is in line with the Householder Extensions SPD, which requires side extensions to be no more than half the width of the host building.

Following the refusal of the first application, the roof form has been remodelled to avoid the flat roofs and harsh edges. It should be noted that the existing roof has a flat roof section, therefore the pitch and height of the building will need be altered in order to omit the flat roof. Following discussions with the planning officer, it was agreed that the most appropriate approach would be to reduce the pitch of the existing roof and slightly raise the ridge height to minimise the impact on the character of the existing building. The new roof over the infill extension will be an elongation of the new roof form and the side extension roof will be set down by 500mm as mentioned above.

The proposed double storey extension will not have any impact on overshadowing or overlooking as it is 23m away from the flank boundary. All windows will match the materials and style of the existing windows.

The proposal includes the conversion of the loft space of the host building, including the formation of two rear dormers and installation of skylights to the front pitch. Aforementioned, the rear elevation is symmetrical, therefore, the dormers have been placed to compliment the symmetry and be in keeping with the property. The dormers have been set away from the eaves and ridge and does not exceed the ridge height. The design ensures that the roof slope is not overwhelmed and therefore, does not have a harmful effect of the character or massing of the building.

Following refusal of the first application, the dormer roofs have been changed from a flat roof to a pitched form. This responds to the officers comments regarding the bulky 'box form' and harsh edges created by the previous design. This ensures that the dwelling has a consistent roof form that is in keeping with the vernacular of the surrounding area.

When viewed from the street, the loft conversion will not have any impact on the massing and bulk of the building. The roof form will remain as existing, with the exception of 3 skylights to the front roof slope.

The property is one of the smallest along Pear Tree Lane and given its large plot, it has the potential for extensions and respond to the need of larger family homes. Policy C13 states that the dwelling to be enlarged must have sufficient curtilage to accommodate the extension. The plot is 1.51 hectares and currently accommodates a modest property. The proposed extensions will not result in undue visual intrusion into the open countryside.

A new porch is proposed to the front elevation and responds to the character of the existing dwelling. The tile pitched roof and double door will match the style and colour of the existing building.

Given the scale and massing, the proposal does not adversely impact on the form and character of the original building or the character of the countryside. The design is of high quality and will complement the host dwelling.

The area to the front and side of the property is used for car parking and is mostly covered with pea shingle. The proposed extensions will therefore not have a detrimental impact on the openness on the green belt or countryside.

The surrounding area features a range of different property styles and sizes; therefore, there is no distinct streetscape or grain to the buildings that need to be followed.

The extension would not create any overshadowing due to the distances between adjoining properties.

5.0 Summary

The proposal has been designed and reviewed against all national and local policies. This has ensured that the design is compliant and does not have a detrimental impact on the green belt.

Following the refusal of the first application, amendments have been made to respond to the officer's report including a full redesign of the existing and proposed roof forms. The resultant design is sensitive to the existing character, sitting and scale of the original building as well as neighbouring buildings. The extension compliments the host building and has been well designed in line with the Householder Extensions SPD.

We respectfully recommend that planning permission is granted.

6.0 Appendix (Photos)







