

DESIGN & ACCESS STATEMENT
125 Downs Road, Istead Rise, Gravesend, DA13 9HD

Demolition of existing dilapidated conservatory, and replacement with a part single storey, part two storey rear extension/ Ancillary changes to layout of ground & first floors, balcony over single storey element, and alterations to fenestration to main house and outbuilding.



Site and Surroundings

The application site is a two storey detached dwelling situated on the north eastern side of Downs Road close to the junction with Long Walk. The site is located in Istead Rise, a rural settlement inset from the Green Belt and within the Istead Arable Farmlands Landscape Character Area. It is shown on the image above.

The property has a two storey outbuilding with incidental use at the ground floor, and ancillary use on the first floor (See Relevant Planning History: Application 20251096- Application for an Existing Lawful Development Certificate)

Applicant's Need

There are inadequacies in the house as it exists:

- Inadequate bedroom provision for the family
- Poorly insulated and dilapidated conservatory requires replacement
- Poor relationship between the house and its garden.

Principle & Design

Principal Policy CS02 (LPCS) states that in the rural area, development will be supported within those Rural Settlements Inset from the Green Belt and defined in the Policies Map. This is a proposal for an extension to an existing dwelling in the Rural Settlement Inset from the Green Belt of Istead Rise and as such the proposed development is acceptable in terms of principle.

The application property consists of a detached two storey dwelling situated in the rural area but in the built up area of Istead Rise a rural settlement inset from the Green Belt. The dwelling pattern is relatively dense, although this application site has a fairly long plot.

The rear extension replaces the existing conservatory/ sunroom low-pitched roofed single storey element, extending over this footprint. The extensions' roof main roof is set lower than that of the main house, ensuring that the proposal is subservient. The eaves of the two-storey element is set lower than the existing house, and the ridge set no higher than the existing.

Careful consideration has been given to window and balcony positions to ensure no windows are directly adjacent to the boundary with neighbouring properties to cause harmful overlooking. The windows above the ground floor retain adequate privacy distances. See Residential Amenity Section.

The design of the proposed development and the distance of the house from the neighbouring properties will not lead to an overbearing effect; nor will it lead to overlooking.

125 Downs Road is set back relative to both Nos 127 & 123. The proposed balcony is set in the centre of the rear of the house. The two storey element completely blocks the view of No 123 from the balcony and no overlooking can occur.

The extension have 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 proposal is set away from the boundary to the neighbours.

The material palette (See Appendix 1) is based on the traditional trio of brickwork, roof tile and tile hanging interfaced with glazing. This use of sympathetic materials will result in a development that would be in-keeping with the character of the existing dwelling, resulting in a harmonious addition to the property. The design of extension reflects the architectural characteristics of the original house.

In layout terms the proposed extension results in an improved arrangement, allowing for a new garden room which provides dining and additional living spaces. To the first floor, there are improvements to the existing bedroom provision, and providing a more generous principal bedroom overlooking the rear garden, with a side balcony.

These amended layouts shall provide a degree of accommodation that is commensurate for a growing family with a quality of internal floor space, storage and fixtures that one would expect in the 21st Century.

The design seeks to not only be imaginative and attractive, but also traditional and functional, in order to better relate to the village's wider context. There are no additions to the front of the house, all proposals are restricted to the side and rear of the house. Therefore, no change to the streetscene or pattern can occur.

Relevant History

Ref. No: 20251096 - 125 Downs Road Istead Rise Gravesend Kent DA13 9HD

Application for an Existing Lawful Development Certificate for the continued use of an outbuilding at the rear as a garage and study/bedroom.

Certificate Granted

Ref. No: 20030114 - 125 Downs Road Istead Rise Gravesend Kent DA13 9HD

Erection of two storey rear extension to form a dining room and conservatory at ground floor level with a bedroom, en-suite shower room/w.c., walk-in wardrobe and balcony at first floor level; erection of two storey front extension to form a porch at ground floor level with a study at first floor level; construction of two replacement dormer windows in front roof slope and installation of bay windows at front.

Application Permitted – Not Built Out

Ref. No: 20180413 - 127 Downs Road Istead Rise Gravesend Kent DA13 9HD

Demolition of existing part two storey and part single storey rear extension and erection of part two storey and part single storey rear extension.

Application Permitted

Ref. No: 20220197- West Cottage 119 Downs Road Istead Rise Gravesend Kent DA13 9HD

Erection of a two storey rear extension, first floor side extension, internal alterations and adjustment to rear garden retaining wall.

Application Permitted

Ref. No: 20221309- 12 Downs Road Istead Rise Gravesend Kent DA13 9HE

Erection of two storey side, single storey rear and front extensions with the demolition of garage.

Application Permitted

Landscape Character

The site is located in the Istead Arable Farmlands Landscape Character Area. As the proposal is for an extension to a property in a built-up area of housing within the rural settlement of Istead Rise, we consider there would be no harmful impact on the surrounding landscape character and is compliant with Policy CS12 (LPCS) and section 15 of the NPPF (2024).

Archaeology

The site is located in an area of Archaeological Potential but for other similar applications for dwellings in vicinity KCC Heritage have confirmed that the proposals were unlikely to have a significant belowground archaeological impact. In this case, the extension would also be built over the footprint of the existing conservatory (which would be demolished). We therefore consider that there should be no need for any archaeological work or watching brief condition in this case, should permission be granted.

Visual Amenity & Streetscene

The as described in the Principle & Design section, there are no additions to the front of the house, all proposals are restricted to the side and rear of the house. Therefore, no change to the streetscene or pattern can occur.

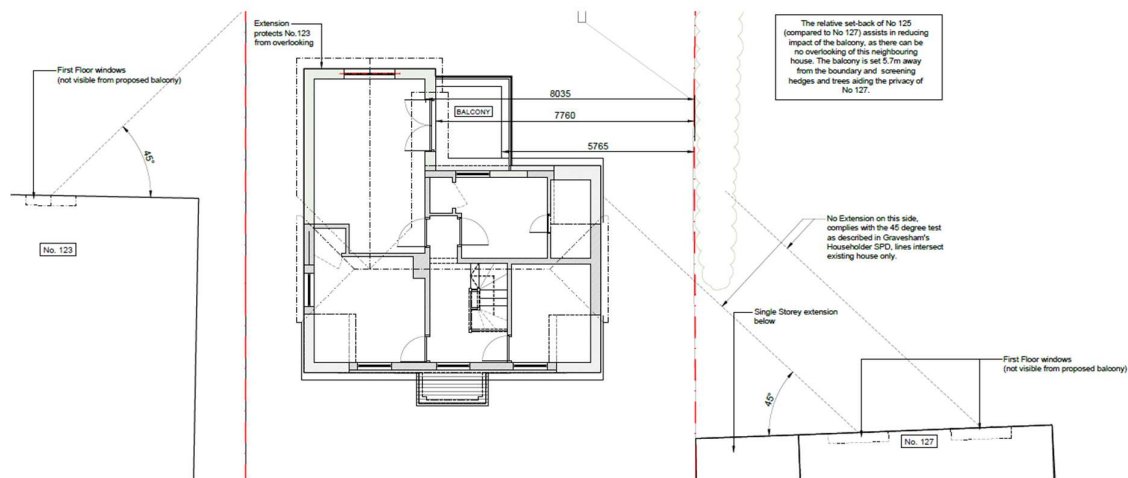
The design presents an acceptable and subordinate addition to the existing dwelling in regards to size, scale and bulk and design that would not overwhelm the existing property.

The rear garden is of a good size and, as such, the extension would not dominate the plot in any way. The development would utilise materials that are sympathetic with the main dwelling, and it would not be visible from the highway.

As a result of the above, the extension would not have any impact on the overall appearance of the wider street scene. Taking this into consideration, there would be no significant or unacceptable visual harm to the host dwelling or the surrounding built form.

Residential Amenity

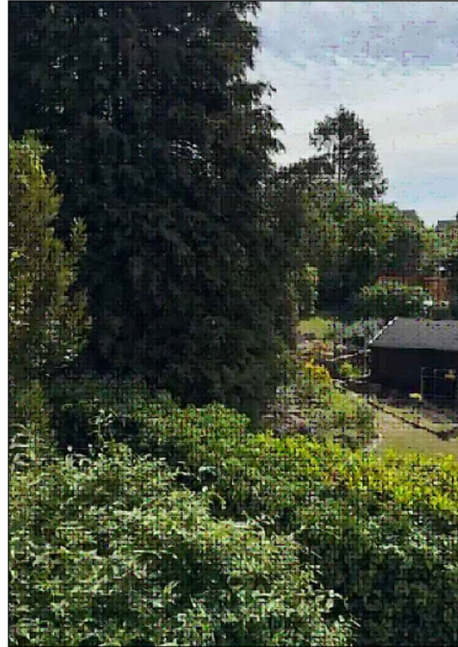
Given the siting of the proposed extension, its scale, and the relationship to the surrounding residential properties, there would be no unacceptable harm to the residential amenity of neighbouring properties in terms of loss of privacy, loss of light, overbearing impacts or sense of enclosure.



The relative set-back of No 125 compared to No 127 (and 123) assists in reducing impact of the balcony, as there can be no overlooking of this neighbouring house. The balcony is set 5.7m away from the boundary and screening hedges and trees aiding the privacy of No 127.



Photograph A showing view from proposed balcony showing screening hedging and oblique angle



Photograph B showing view from proposed balcony showing the screening trees and oblique angle to the shed

Furthermore, the extension and balcony will be shielded from the neighbouring gardens by the existing boundary hedging & fencing, as shown in the above photographs.

Overshadowing

The front door faces South West East, with the proposed extensions on the North East side of the house. The design of the proposal has sought to ensure that no overshadowing can occur. The citing of the extension in this position cannot cause any more overshadowing of the neighbours than the current situation.

Inclusive Access

The original building has poor inclusive access. The situation is improved by the inclusion of doors and a level ground floor into the new garden room, which can be made to be level access if required with relatively little intervention.

Amenity

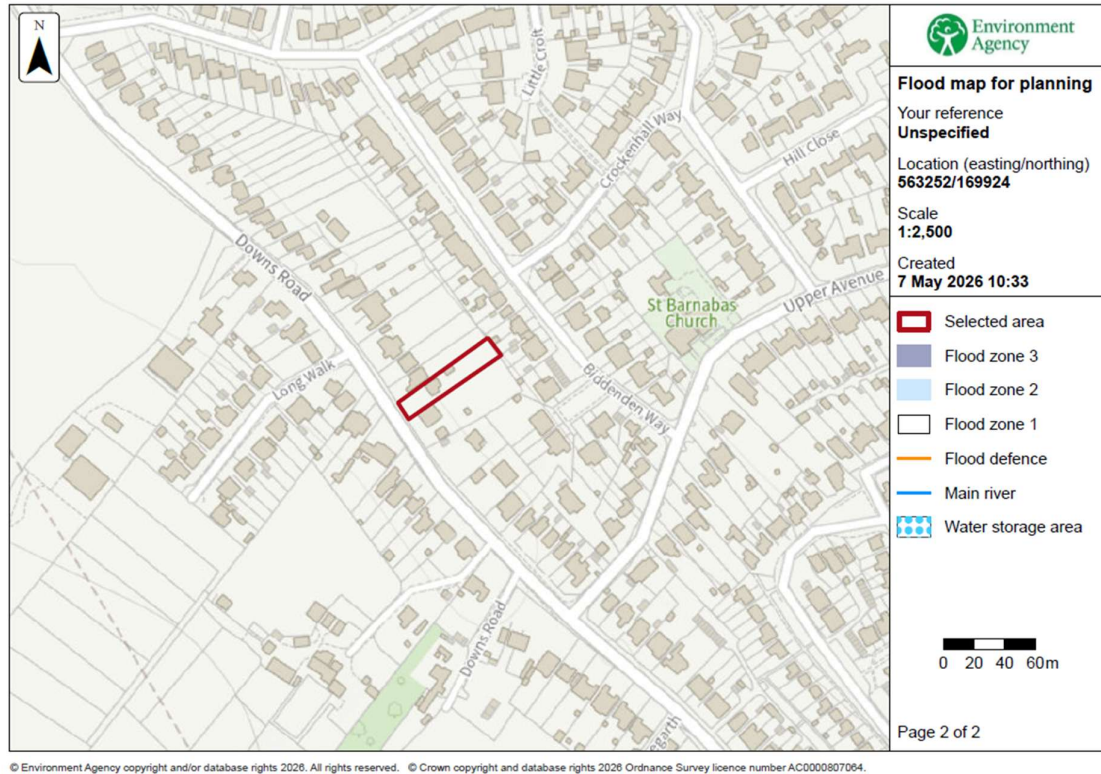
The property benefits from a large area of private amenity space located to the north of the dwelling. This is provided in the form of a large garden and provides an ample area of private amenity space and the area of development would be proportionate to the size of the plot.

Trees

The proposal will not require the removal of any mature trees

Flooding

The Environment Agency's Flood Map for the site indicates that the site is within Flood Zone 1, low risk from flooding. *"Present day chance of flooding- The chance of surface water flooding at this location could be more than 0.1% (1 in 1000) each year."*



Parking

There is no change to the current number of bedrooms, and as such no additional parking provision is required. The front and side parking areas have ample parking space for at least 4 cars, above the requirement.

Climate Change Mitigation and Energy Efficiency Statement

- The design will incorporate best practice U-Values and Air tightness.
- 80% of all new lighting to be energy efficient units (at minimum)
- External walls 300mm Block/ Block Cavity masonry w/. 90mm PIR board insulation, **or** alternatively, Brick external, with timber frame inner frame, fully insulated.
- Ground Floor insulated concrete Slab or else insulated suspended floor.
- Internal walls to be Timber /CLS framework w/. Sound & Thermal Insulation
- Fenestration. uPVC / Timber / Aluminium to achieve 1.4w/m2K minimum, suitably draft stripped.
- All replacement/new energy labelled white goods to be A+/A rated.
- Cycle storage provided in existing garage
- Site is not in a flood risk area.
- The house will remain to be heated by Gas and Electric.
- The gardens/ amenity spaces are appropriately sized
- The design adheres to lifetime homes standards where possible.
- The design accommodates ecological credentials where possible and appropriate.
- Water: Grey water will be considered in conjunction with water butts for garden.

The above is subject to change (as an improvement/betterment) in order to accord to the Building Regulations Standards and agreed with the Building Control Surveyor.

Conclusion

The approval of the enclosed application would not cause overriding harm to the Istead Arable Farmlands Landscape Character Area and would, in our view, enhance the outlook compared to the present situation. The proposals cannot be seen from the wider village or character area.

We are of the belief that the enclosed application should be advanced with officers' recommendation for approval given its suitability in terms of the use, design and scale of the proposed development.

Appendix 1 – Material palette



Interlocking Concrete Tiles
to match the main house



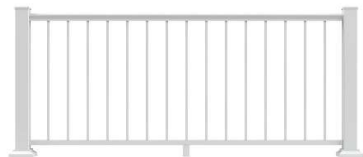
Stock Brick (painted white)
to match existing/ original
house



White powder coated
aluminium / uPVC windows
and doors to new elements



Tile Hanging to Match
Existing on main house



Balustrading to balcony,
white aluminium/ or similar

Appendix 2 – Existing Condition Photographs



Conservatory Rear of No 125, showing screening trees to left hand side



Conservatory from West side



View from above existing conservatory looking South toward No 127



View from above existing conservatory looking East toward No 127