

ARCHITECT'S DESIGN & ACCESS STATEMENT



MR DAVID BRADDON

Demolition of existing dwelling, hard standing, associated landscaping and replacement with new dwelling and associated landscaping.

245 SINGLEWELL ROAD, GRAVESEND, KENT, DA11 7RN

Circ: DBSR 2 Tp 04
Gravesham Borough Council, Mr David Braddon
Date 16th August 2022

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Introduction

The site benefits from permission PP-10336780-is extend this existing dwelling. After a structural review of the existing dwelling we now seek to replace the existing house with a new dwelling very similar in design to permission permission PP-10336780

The site area is approximately 0.2132 ha.

Approved gross internal floor area 747.8 m² (PP-10336780).

Proposed gross internal floor area 753.1m².

Site location



Site Description and Character

The dwelling is set back from the road with a paved front driveway for several cars and a rear garden approximately 50 meters in depth with a detached outbuilding at the rear. A Certificate of Proposed Lawful Development has been granted for a swimming pool to the rear (202110948).

The property has verdant boundaries to each side.

Images of the proposed site can be seen below.



Front view



Rear view

Front perspective view



Street View



Aerial photograph of 243a – 249 Singlewell Road showing varying building line



247 Singlewell Road showing dwelling with front dormers and late arts and Crafts Design.



251 Singlewell Road showing dwelling with front dormers and late arts and Crafts Design.

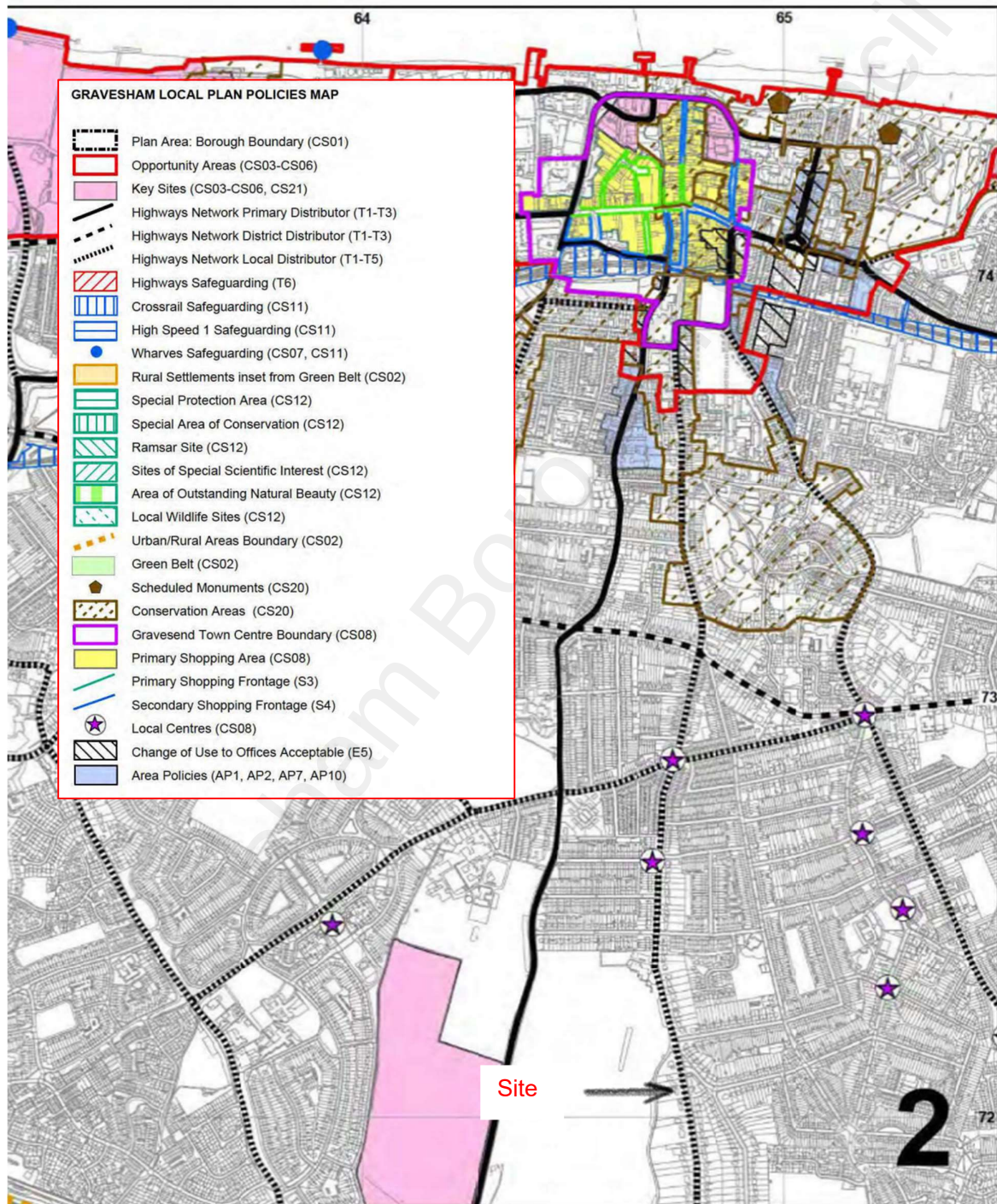


Aerial photograph of 243a – 249 Singlewell Road showing varying building line



Development Control Guidance

The application site is not a listed building and not within a Conservation area. It has no other site constraints.



Planning Policy and National Planning Policy Framework

The National Planning Policy Framework was revised on 20th July 2021 and post-dates the policies in the Gravesham Borough Council Local Plan 1997 and Core Strategy 2014.

Achieving Sustainable Development

7. *The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection⁵.*
8. *Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*
 - a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
10. *So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).*

Identifying land for homes

69. *Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*
- c) *support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes;*

Achieving Well-Designed Places

126. *The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*

130. *Planning policies and decisions should ensure that developments:*

- a. *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b. *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e. *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f. *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Gravesham Local Plan Core Strategy Adopted September 2014

CS01: Sustainable Development

4.2.10 Existing housing will make up around 85% of the housing stock in 2028. As a result, it is important to safeguard and make the best use of the existing stock. Investment is needed to ensure that existing public and private housing meets improving standards. The Council has been undertaking a rolling programme of refurbishment and repairs of its housing stock. Where feasible, the Council also seeks to develop some small, under-used parcels of land that it owns, particularly to meet older persons and specialist housing needs....

CS02: Scale and Distribution of Development

4.2.24 The development strategy for the Borough is to retain and improve the existing stock of housing and suitable employment land and to make provision for the Borough's objectively assessed need for at least 6,170 new dwellings delivered at a variable rate as follows; at least

325 dwellings per year for 2011/2012 – 2018/2019, at least 363 dwellings per year for 2019/2020 – 2023/2024, at least 438 dwellings per year 2024/2025 – 2027/2028, and at least 186,490 sq m gross employment floorspace (within use classes B1, B2 and B8) during the plan period.

CS12: Green Infrastructure

5.7.26 The overall landscape character and valued landscapes will be conserved, restored, and enhanced. The greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs Area of Outstanding Natural Beauty and its setting. Proposals will take account of the Kent Downs Area of Outstanding Natural Beauty Management Plan, the Gravesham Landscape Character Assessment, and the Cluster Studies where relevant.

CS18: Climate Change

5.14.37 Proposals in areas at risk of flooding must be accompanied by a Flood Risk Assessment (in accordance with national policy and Environment Agency standing guidance as appropriate) and a Flood Risk Management Plan (if required) to demonstrate that they are adequately defended and safe over their lifetime. Planning permission will be refused for schemes which do not pass the sequential and exception tests.

CS19: Development and Design Principles

5.15.14 New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic, and natural environment, integrate well with the surrounding local area, and meet anti-crime standards. The design and construction of new development will incorporate sustainable construction standards and techniques, be adaptable to reflect changing lifestyles, and be resilient to the effects of climate change.

Gravesham Local Plan :First Review (1994)

P3 -Vehicle Parking Standard

Supplementary Planning Guidance

SPG 2 -Residential Layout Guidelines (1996)

SPG 6 -KCC Parking Standard (2006)

Housing Standards Policy Statement, 1st October 2015

Technical Housing Standard: Nationally Described Space Standard (2015)

Planning History

Relevant planning history

245 SINGLEWELL ROAD, DA11 7RN

Reference number	Type of application	Details	Applicant	Date	Decision
20210948	Permitted Development	Application for a Lawful Development Certificate in respect of the proposed erection of swimming pool under Class E permitted development rights	Mrs Sharon Sahota	09/09/2021	Permitted
20211348	Full Planning Application	Erection of two storey rear/side/front extensions, single storey rear extension with two roof lanterns, erection of a dormer to front roof slope, conversion of the roof space into habitable room, installation of roof lights to rear roof slope, garage roof alteration, internal layout alteration and associated landscaping	Mrs Sharon Sahota	25/04/2022	Permitted

Planning permission 20211348

The planning official report sound:

Character and Appearance

The proposed extensions to the front elevation will introduce a welcome refurbishment to the existing property. The proposed changes will retain the current arts and crafts character of the property and add some improvements which will enhance the properties natural character.

The current hipped roof to the front of the property will be replaced with more appropriate attractive gables, the finishing will comprise a mix of render and brickwork which is acceptable. The introduction of new chimneys will create distinctive features which are in keeping with the arts and crafts qualities.

The new entrance will improve the properties symmetry and the two pillars either side of the entrance will add to the grandeur of the property. The replacement to the existing which UPVC fenestration will be a positive addition to the property, the larger windows will also allow for more natural light within the property.

The front dormer is modest in size and is not considered to be a harmful addition to the property.

To the left side the existing dormer will be extended in depth, the frontal view of this dormer will not change drastically and roof design will be changed to include a small flat roof element, however given the modest scale of the increase it is not considered to result in material harm to the appearance of the surroundings.

The existing garage will retain its appearance from the front, however there will be an extension of the roof which will continue backwards whilst retaining the existing roof form. There will be some minimal flat roof on this element of the proposal, however it will not result in harm to the surroundings

The proposal is large however consideration is given to the vast improvement to the original dwelling and the introduction of PV panels which enhance the properties sustainability.

Also the given the existing surroundings on singlewell Road which is predominately larger properties, the proposal would not appear out of character

The proposal demonstrates high quality design and the revisions to the original plans have allowed for a subservient development. The proposed alterations compliment the neighbouring property located at 247

Singlewell Road which is of a similar scale and design to the proposal.

The proposal is acceptable and compliant with CS19 of the Local Plan Core Strategy 2014.

Development proposals



Proposed front elevation



Front elevation approved under PP-10336780

There are no proposed changes to be made to the front elevation.

The width of the dwelling is unaltered. Garages on the right-hand side, also remain unaltered.

The rear elevation will be similar to the approved elevation, with some minor changes to window proportions.

Master bedroom is provided with two double doors and very narrow balcony above flat roof of the rear extension, which will not give rise to overlooking.



Proposed rear elevation



Rear elevation approved under PP-10336780

To the ground floor there will be no window which previously served drawing room
 In order to maintain neighbouring privacy, we removed the first-floor master bedroom window.
 Compared to the approved application, the chimney on the LHS flank is repositioned, and a first-floor side facing window is omitted.



Proposed LHS elevation

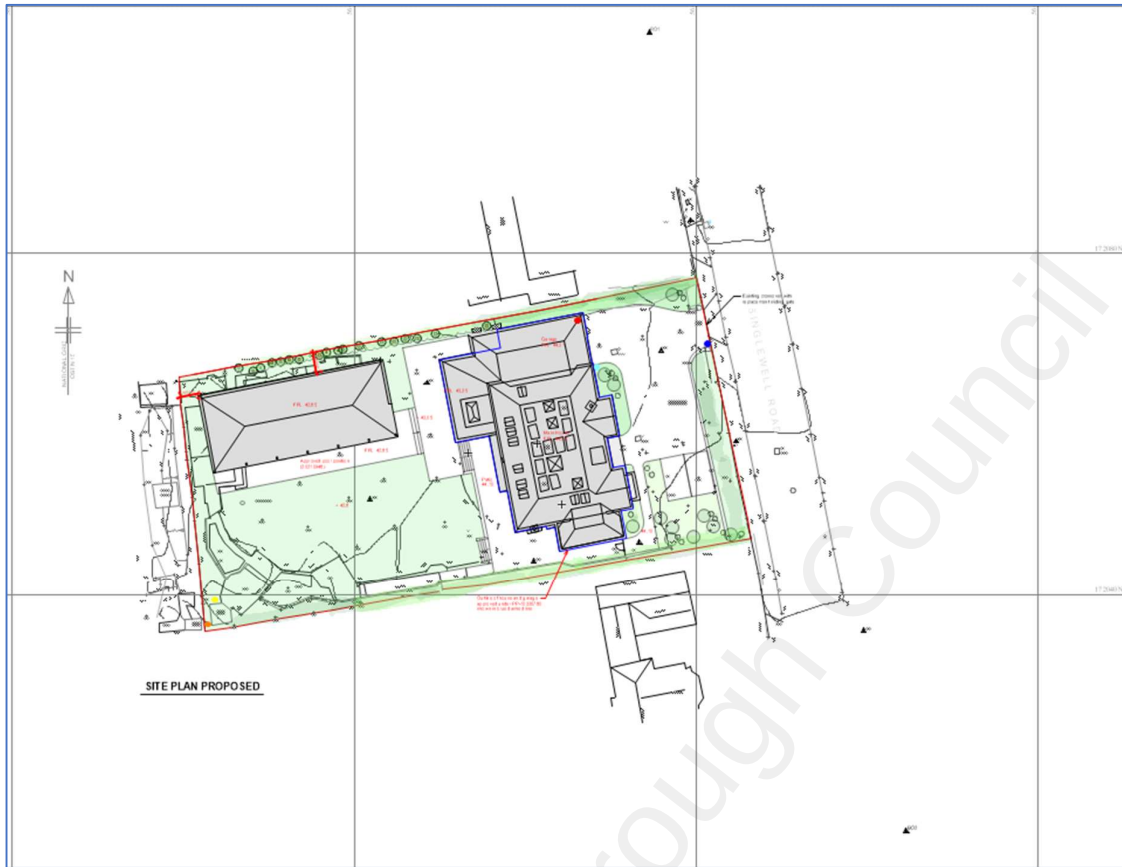


LHS elevation approved under PP-10336780

There are no windows proposed on the flank elevation facing 243a Singlewell Road, therefore there is no issue with overlooking.

The extension to the eastern side at ground floor level will increase project approx..2.1m from the main eastern flank, the depth of this extension will be some 2.4m . We would like to increase the floor area in the plant room & utility room and change the garden room plan layout for more regular one.

Ashp are proposed on the side flank elevation to minimise its effect on the external appearance of the building.



Proposed site plan

The soft landscaping to the front of the property, gate, parking space and garden, will match permission PP-10336780.

The height of the roof is 9130mm This is still less than neighbouring dwellings at 247 and 251 Singlewell Road.

The in this new proposal, the number of bedrooms will decrease from 6 bedrooms to 5 bedrooms. The proposals will meet the councils' minimum requirements for amenity areas rear garden depths, meeting the standards as set out in SPG2 for a dwelling with four or more bedrooms.



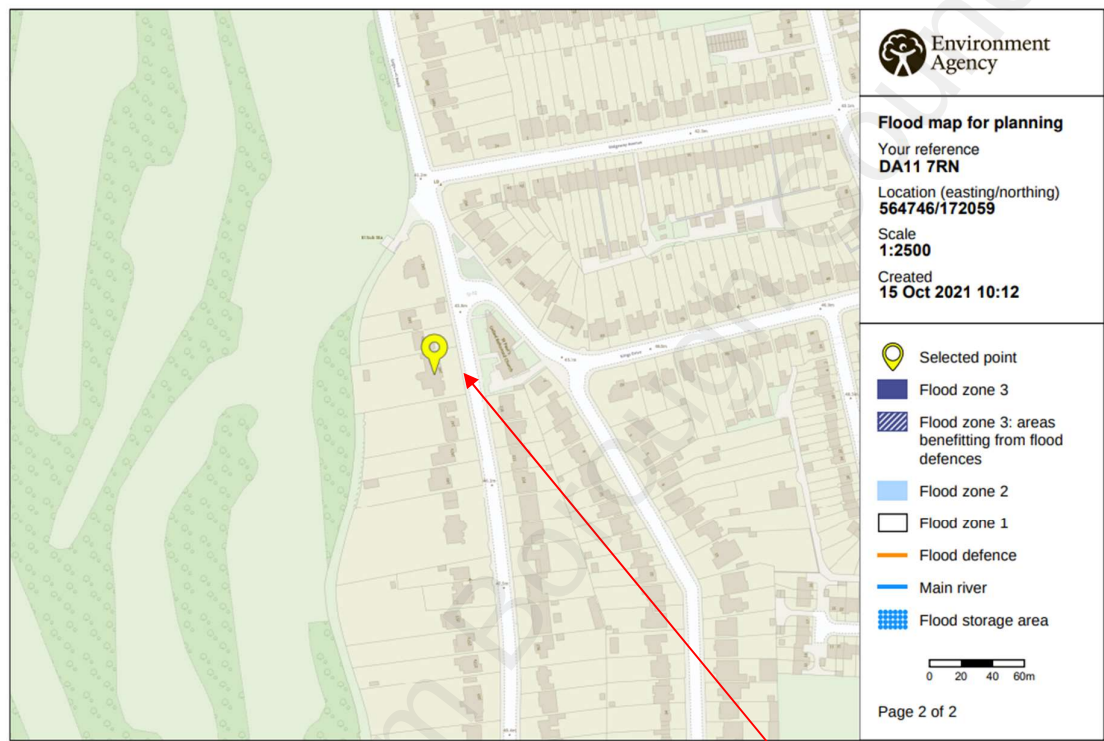
Perspective views of the proposed dwelling



Perspective views of the proposed dwelling as approved under PP-10336780

Flooding

The new Flood Map for Planning service has been consulted and demonstrates that the site is within Flood Zone 1, with a low probability of flooding. Flood reports are therefore not required to support this application



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Site

Bats

Native Ecology were commissioned to undertake Bat Survey.
The report confirms the absence of roosting bats and very low bat activity at 245 Singlewell Road.

Trees

GRS Arboricultural Consultants were commissioned to undertake a tree survey and to provide an Arboricultural Report which accompanies this application.

Three individual trees will be removed to facilitate this development, and none of these trees are protected. They present low landscape value.
The removal will not have an impact on the appearance of the local landscape.

Access and Traffic and Local Amenities

The driveway and access will reflect the layout as approved in permission PP-10336780.

Environmental Sustainability

Gravesend Borough Council has not yet introduced policies on environmental sustainability for small development sites, but nevertheless this issue is becoming more important, and worthy of consideration. Where possible the scheme has been designed to be environmentally sustainable. The proposals will comply with the spirit of Lifetimes Homes Standards.

The dwelling will be constructed to the latest Building Regulation Standards.

Air source heat pumps are proposed on the righthand side elevation and are shown on the proposed elevations.

A dedicated space in the garage for storage and separation of waste for recycling prior to collection will be provided and the bin collection point will continue to be at the entrance to the site.

Photovoltaic Panels are proposed to be installed on the roof.



Associated Infrastructure Improvements

Gravesham Borough Council has not yet introduced CIL.