



DESIGN & ACCESS & HERITAGE STATEMENT

Demolition of existing rear extensions, and erection of a double storey rear extension. Internal alterations to split the existing dwelling into two semi-detached dwellings

**54 Pelham Road
Gravesend
DA11 0HZ**

for

Mr J Bhachu and Mr A Bhachu

Job ref. 5487

June 2025



Fig. 1 – No.54 Pelham Road

Introduction

This statement has been written on behalf of our client Mr J Bhachu and Mr A Bhachu in support of a full planning application.

No.54 Pelham Road is a substantial 7-bedroom detached dwelling, currently occupied by two brothers (the client) and their respective families. This application proposes to sub-divide the existing dwelling and erect extensions to form two separate 4-bedroom dwellings.

Documents

This document is to be read in conjunction with the following drawings and information:

D-01	Site Location Plan and Existing Block Plan
D-02	Existing Floor Plans
D-03	Existing Elevations
D-101	Proposed Block Plan
D-102	Proposed Floor Plans
D-103	Proposed Elevations and Section

The Site and Context

No.54 Pelham Road is located on the south-east side of Pelham Road, and lies within the 'Pelham Road and The Avenue' conservation area, and is subject to an Article 4 Direction.

The site is residential in character with predominantly large detached houses occupying generous plots. No. 54 sits amongst a group of 8 double-fronted villas, commencing at Lennox Road. All the villas are similar in design and are thought to be constructed somewhere between 1880 and 1910.

The majority of the larger houses in Pelham Road originated as single-family dwellings, however since the early 20th century, many of these have been subdivided. See Planning History section.

The application site is approx. 47m long and 13m wide, and benefits from a substantial south-east facing rear garden. The site is generally level, with the rear garden being approx. 600mm lower than the front part of the site.

The front garden is laid entirely in block paving, providing parking for 4no. cars. There are two separate dropped kerbs providing access directly from the highway.

Materially, the existing building features walls constructed of red brick with stone dressing (front) and yellow brick (side), decorative render and a pitched roof with profiled roof tiles. The existing windows are brown uPVC (front) and white uPVC (rear), top-hung to mimic sash windows.

The rear of the building has previously been extended at first floor level to form a bathroom with external escape stair, and at ground floor to form a bathroom, kitchen and conservatory. The existing extensions are a mix of flat roofs and pitched roofs and the walls are cement render with ashlar detailing. Windows are white uPVC. There is also a large raised patio to the rear with steps leading down to the rear garden.

The neighbouring properties on both sides, but particularly at No.52 have substantial two-storey extensions. Both have been subdivided into flats and houses of multiple occupation.



Fig 2 – Rear of No.54 Pelham Road

No.56 (left of image) and No. 52 (right of image) showing large 2-storey rear extension



Fig 3 – Rear of No.54 Pelham Road

No.52 (beyond) showing large 2-storey rear extension

Relevant Planning History

DAC Architects recently submitted an application which was refused:

- [Demolition of existing rear extensions, and erection of a double storey rear extension with 6 roof lights and installation of a dormer window to rear roof elevation. Internal alterations to split the existing dwelling into two semi-detached dwellings.](#)

Ref. No: 20250284 | Status: Application Refused

We have carefully considered the planning officers comments and have addressed the reasons for refusal as part of this revised planning application.

Amongst others on Pelham Road, No.52 and No.56, which were originally almost identical to No.54, have both been converted into flats / HMO, with substantial extensions also approved:

Edmund Rice House 56 Pelham Road

- [Change of use from a hostel to a house of multiple occupation \(HMO\) \(Sui Generis\).](#)
Ref. No: 20230727 | Status: Application Permitted
- [Demolition of single storey rear extension and conservatory and erection of a first floor rear extension; erection of an attached two bedroom bungalow at the rear; conversion of existing building to form 3no. one bedroom and 2no. two bedroom self-contained flats with associated works and erection of a block of 6no. sheds at the rear.](#)
Ref. No: 20150486 | Status: Application Permitted

Pelham Lodge 52 Pelham Road

- [*** AMENDED DESCRIPTION*** Conversion of existing residential care home into 6 no. one bedroom flats and 1 no. two bedroom flats including the erection of a part first floor and part two storey and single storey rear extension and two associated parking spaces to the front.](#)
Ref. No: 20150149 | Status: Application Permitted
- [Change of use of dwelling to residential home for the elderly and use of attic as self contained wardens flat](#)
Ref. No: 19870510 | Status: Application Permitted

48 Pelham Road

- [Conversion to 5 x 1 bedroom flats to include erection of a rear extension, installation of new rooflights within roof slopes and extract vents through external walls, replacement and adaptation of first floor window opening to front elevation and reinstatement of external fire escape.](#)
Ref. No: 20201336 | Status: Application Permitted

Planning App Ref: 20250284

With regards to the recent planning refusal Ref: 20250284 and in response to the planning officer's comments:

Principle of Residential Development

We consider that the conversion of the property into two residential dwelling is acceptable:

- *'There is no objection to the broad principle of the conversion of this property into two residential dwellings'*

Design, character and Appearance including impact on Conservation Area

The following comments were raised in the delegated report:

- *'The proposed extensions are considered to dominate the original building'*
- *'The ground floor element is considered acceptable... and at single storey a flat roof at the rear is considered acceptable'*
- *'The roofs of both the first floor and second floor rear additions would be flat which would not be in keeping with the roof of the host building which is pitched'*
- *'The impact of the extension at first and second floor levels would be particularly prominent given the zinc cladding that is proposed'*
- *'There would be none of the rear wall of the dwelling visible at ground or first floor levels'*

We also note that with regards to the conservation area the delegated report states: *'The proposed extensions... given their siting would not have an impact on the character or appearance of the Pelham Road/The Avenue Conservation Area which would be preserved'*.

In response to above comments,

- The proposed extensions have been revised to appear subservient to the original building
- The ground floor element has not changed
- The roofs of first/second floor are now pitched roofs to be in keeping with the roof of host building which is pitched
- The impact of the extension at first and second floor levels has been reduced and the zinc cladding removed from the proposal, with proposed materials to match the host dwelling
- There is substantially more of the rear wall of the dwelling visible at first floor level

Amenity of Occupiers

It is noted that in respect of occupier amenity *'the proposal is considered acceptable in respect of Policy CS19 (LPCS)'*. This revised application is no different in this regard.

Neighbouring Amenity

It is noted that in respect of occupier amenity '*the proposal is considered acceptable in respect of Policy CS19 (LPCS)*'. This revised application is no different in this regard.

Parking and Highways

It is noted that in respect of parking and highways, '*the proposal is considered compliant with saved Policy C3 and Policy CS11 (LPCS)*'. This revised application is no different in this regard.

Ecology and Biodiversity

With regards to the Thames Estuary and Marshes Special Protection Area (SPA) and SAMMS, the applicant is happy to pay the required tariff (currently £314.05 per dwelling) if permission is forthcoming.

With regards to BNG, the proposal is exempt from mandatory biodiversity net gain as the development is self-build. We have completed and submitted with this application Gravesham Borough Council's 'Custom and Self-build Delivery Statement' form confirming the above.

Archaeology

The application of a planning condition for a watching brief during ground works is welcome if permission is forthcoming. It is noted that in respect of archaeology '*the proposal is considered compliant with saved Policy TC7 (LPCS)*'.

Land Contamination

The application of a planning condition for a contaminated land watching brief during construction is welcome if permission is forthcoming.

Conclusion

'The proposed development is acceptable in relation to principle of development, occupier and neighbouring amenity, parking and highways, archaeology and land contamination. However, it is not acceptable in respect of design, character and appearance and ecology and biodiversity'

This revised proposal seeks to address the aforementioned reasons for refusal.

The Proposal

The proposal is for the demolition of the existing rear extensions, sub-division of the existing property and erection of new rear extensions and internal alterations to provide two separate 4-bedroom family homes.

Our clients currently share their family home and wish to sub-divide the existing house so that they can live separately in the building with their respective families.



Fig 4 – Floor Plans As Proposed

Design, character and appearance

A separating wall will divide the property into two and each new dwelling will be provided with its own front door, accessed via the existing front porch. Internally, original features will be retained where possible.

The proposed ground floor extension will create a wide, open-plan kitchen / dining room with bifold doors overlooking the substantial rear gardens.

The upper floor extension is inset from the existing flank walls so that the original dwelling is visible and so that the extensions appear subservient to the main dwelling.

The extensions are to be faced in yellow brick to match the existing building. The roof of the ground floor element will be flat, which was considered acceptable in the planning officer's delegated report for the recently refused application. The upper storey will have a pitched roof with tiles, to match the existing dwelling.

The first-floor extension has been carefully considered to ensure that no part of it projects beyond a notional 45-degree line – as drawn from the nearest first floor windows of the adjacent properties at no 52 and no 56.

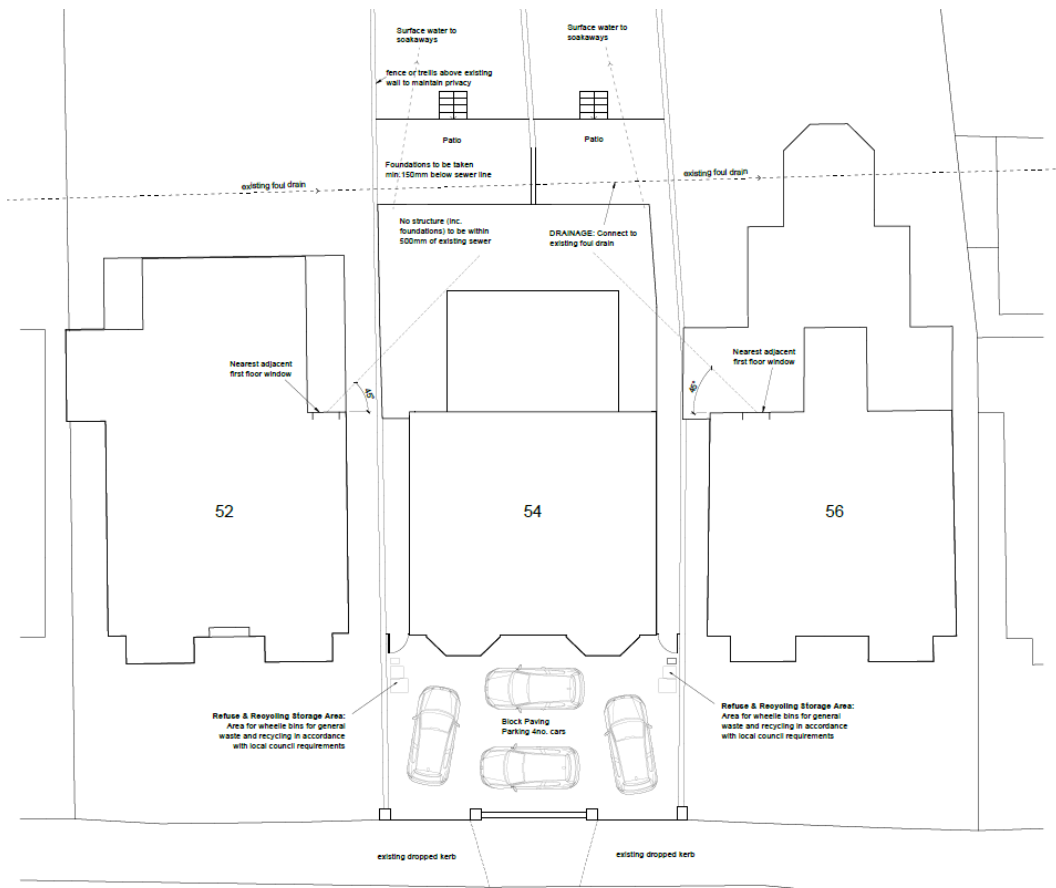


Fig 5 – 45-degree line drawn from nearest adjacent windows sets out the first- floor extension

The fenestration has been carefully considered to be in keeping with the character of the host dwelling with windows to match.

At first floor level, 4no. new windows are to be created in the side elevations of the existing property to serve the family bathrooms and ensuite bathrooms. These windows will feature obscured glazing.

The location of all new windows will limit any overlooking of adjacent gardens beyond that which would be reasonably expected in a residential setting.

In terms of street-scene, the proposed extension will be no more visible than that of the existing building, when viewed from the public vantage point on Pelham Road.



Fig 6 – Rear Elevation As Proposed

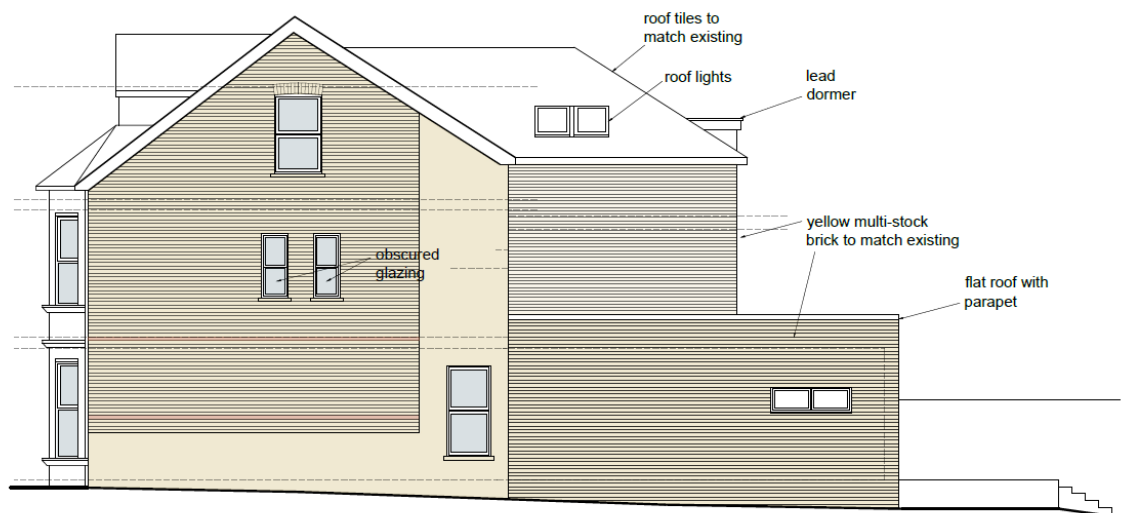


Fig 7 – Side Elevation (W) As Proposed

Residential Amenity

Rear Gardens: The subdivision of the site will leave each dwelling with a substantial rear garden. The proposed boundary separating the rear gardens will be constructed either in brick to match existing or as close-boarded timber fences.

Access / Parking

The site currently benefits from 2no. existing vehicle crossovers providing access directly from the highway. The front garden is made up entirely of block paving, providing parking for 4no. cars.

Refuse & Recycling

Storage areas for refuse and recycling are to be provided. Please see proposed block plan. Bins will be wheeled to the roadside in accordance with current local council refuse collection arrangements.

Biodiversity Net Gain

The applicants intend to develop the property for themselves to live in and are therefore seeking exemption from BNG via 'Small Scale Self-build and Custom Housebuilding'. Gravesham Borough Council's 'Custom and Self-build delivery statement template' is submitted with this application.

Conclusion

This development makes good use of the available land to provide an additional family home in a highly sustainable location, close to nearby schools, services and public transport.

The principle of subdividing the larger properties on Pelham Road is long established and the principle of converting this property into two separate dwellings has been confirmed in principle Ref: 20250284

Following comments from the planning officer, we have made revisions the proposal to directly address issues of design, character and appearance so that the extensions are subservient to the existing dwelling and in keeping with the residential character of the area.

We have also addressed comments in relation to ecology and BNG.

Accordingly, we respectfully request that approval of this application be allowed.