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59 Old Road East, Gravesend, DA12 1NW: Mr & Mrs S. Randhawa
Planning Statement

This planning statement forms part of a householder planning submission to alter and extend the above property. Your Council granted Full Planning Permission for almost identical proposals to this on 18 July 2024 under reference 20240426. The approved proposal has an extended raised terrace at the rear. This proposal removes the approved raised terrace in its entirety, including the existing raised terrace.

59 Old Road East, Gravesend is a detached house on the north side of Old Road East, Gravesend, between the junctions of Old Road East with Park Avenue and Milton Avenue. It probably dates from the late 1920s or the early 1930s. It certainly appears on the 1932 Ordnance Survey 6 inches to a mile map.

The property has a site area of 0.07 ha (0.17 acres). The site area is generous for a town centre location.

My clients have recently acquired the property. It has changed little from the time of its original construction, apart from the addition of an attached garage, which possibly dates from the 1940s. The garage is not recorded as an addition on the Council's website. The property needs some renovation and modernisation.

The property is two-storey with a hipped roof. There is additionally a small cellar at the rear of the property which has its own external entrance. The natural ground level drops by approximately one metre between the front and back of the dwelling. A raised terrace extends for nearly seven metres from the rear of the dwelling and the natural ground level drops a further 850mm between the front and back of the raised terrace.

The property has the following existing accommodation: -

		Area (m ²)
Cellar:	Storage Area with Coal Chute	13.91
Ground Floor:	Entrance Hall	16.97
	Front Living Room	14.59
	Dining Room	15.72
	Kitchen	7.25
	Utility Room	10.19
	External WC	3.42
	Attached Garage	15.41
First Floor:	Landing	9.08
	Front Bedroom 1	14.75
	Front Bedroom 2	10.24
	Bathroom	4.82
	Rear Bedroom 3	15.59
	Rear Bedroom 4	10.23

The existing internal floor areas excluding the attached garage and external attached toilet are as follows: -

	Area (m ²)	Area (ft ²)
Cellar:	13.91	149.76
Ground Floor:	67.42	725.70
First Floor:	67.42	725.70
Total Area:	148.75	1,601.16

The garage and external attached toilet have the following internal floor areas

	Area (m ²)	Area (ft ²)
Garage:	15.41	164.84
External Attached Toilet:	3.42	36.84
Additional Total Area:	18.83	201.68

Number 59 shares a vehicle crossover with the neighbouring property, number 57. The garage is set back by approximately 10.9 metres from the front boundary and it would therefore be theoretically possible to park 3 cars on the forecourt and in the garage.

The property is not located in a Conservation Area and it is not listed. It has mostly pebble dash rendered walls with a band of red brick between the rendered plinth and ground floor window cill level. A string course defines the transition between the red brick band and the rendered upper walls and continues around all four external walls. The roof is covered with machine made plain clay tiles and with decorative finials where the hips meet the ridge. The windows are Crittall type steel and are possibly original.

My clients wish to carry out the following work to the property: -

- Demolish the attached garage.
- Demolish the external wc.
- Construct a single-storey extension at the rear of the property with a double gable roof. This will project 5 metres from the existing rear wall and it will accommodate a kitchen and a breakfast area. The existing dining room will open into the breakfast area
- Convert the existing kitchen into a wet room.
- Construct a two-storey extension at the side of the dwelling on the footprint of the existing garage. It will accommodate a study at ground level and a single bedroom and bathroom at first floor level. The extension will be set back from the front of the existing dwelling and the front roof slope will take the form of a cat slide with a dormer window for the new bedroom.
- Reduce the size of the existing bedroom 3 to form an access to the new bedroom 5 and bathroom.
- Convert existing family bathroom into an en-suite bathroom for bedroom 1.
- Remove the existing raised terrace.

The proposed dormer window at the front of the dwelling will have tile hung cheeks and a hipped roof. It will be contained well within the new cat-slide. The proposed two-storey side extension will be set back from the front wall of the existing house and it will have a lower roof. It will be subservient to the existing house.

The proposed single-storey rear extension will have two gable roofs with a lower pitch of 30°. They will be covered with Marley Acme or Hawkins plain clay tiles which are guaranteed to

be suitable at this pitch. The lower resultant roof height will not interfere with the existing first floor window cills.

The proposed extensions will have external walls of facing brick and render to match the original house and they will be complementary to its style.

The extended and modernised property will have the following accommodation: -

		Area (m ²)
Cellar:	Storage Area with Coal Chute	13.91
Ground Floor:	Entrance Hall	16.97
	Front Living Room	14.59
	Dining Area	15.72
	Kitchen & Breakfast Area	30.33
	Utility Room	10.17
	Wet Room	7.08
	Guest Room	10.34
	Study	10.07
First Floor:	Landing	13.92
	Front Bedroom 1	14.75
	Bedroom 1 En-Suite Bathroom	4.82
	Front Bedroom 2	10.24
	Rear Bedroom 3	12.03
	Rear Bedroom 4	10.23
	New Bedroom 5	10.50
	New Bathroom	7.61

The existing footprint of the existing property including the attached garage and wc is 101.03m². The external area of the existing property at first floor level is 78.58m². The total external area at ground and first floor levels is therefore, 179.61m².

The extended footprint of the property will be 142.84 m². The external area of the extended property at first floor level will be 103.76m². The total external area at ground and first floor levels will therefore be 246.6m². The extended property will therefore be 37.3% larger than the existing in terms of its external floor area.

The front garden area will be landscaped to allow for the off-street parking of two cars and a turning space. The parking area will be surfaced with permeable block paving. The existing

vehicle crossover will remain unaltered but a 2m x 2m pedestrian visibility splay will be incorporated into the replacement close boarded fence layout at the front of the site.

The proposals will not adversely affect the amenity of neighbouring properties and the external amenity space will remain generous.

The reason for the removal of the raised terrace which was approved as part of planning approval reference 20240426 was due to the requirements of Southern Water.

It was known that a public sewer runs across the back garden and its approximate position was also known. It was also known that the public sewer would, in all likelihood, run under the proposed terrace. My clients therefore, contacted Southern Water subsequent to the grant of planning approval to obtain its approval and a Building Over agreement.

I have recently been informed that Southern Water is unfortunately unable to agree to the proposed scheme, as the moderately extended terrace will be more than 6 metres wide, even though this sewer in all likelihood, already runs under the existing raised terrace which, in itself, is more than 6 metres wide.

It has become necessary therefore, to review the proposal to see how modifications could be made to accommodate Southern Water's requirements.

My clients have decided that, in order to meet Southern Water's requirements, the raised terrace should be removed in its entirety. A paved area would instead be formed at natural ground level in this area and there would consequently be no building over of the public sewer at all. This would require minor modifications to the approved fenestration. The bulk and massing of the proposals would remain as previously approved under planning reference 20240426, with the exception of the raised terrace. The set of double doors and sidelights leading from the breakfast area to the terrace would be replaced by a window to match the adjacent new kitchen window looking out onto the back garden. The approved side window to the breakfast area would be replaced by a door and sidelight of the same width leading onto a landing. The door and sidelight would have obscure glazing. A flight of steps would

then lead down onto the back garden. The steps and landing will have a 1.8m high privacy screen fitted to prevent any potential overlooking of the adjoining rear garden.

A non-material amendment submission was made to GBC for these amendments on 06 March 2025 and validated by GBC on 07 March 2025 under reference 20250208.

I received an e-mail from the Council's case officer, Mrs Kelly Joyce on 20 March 2025 in which she wrote:-

Please note that I have visited the application site this morning and I am concerned regarding the potential for adverse overlooking from the proposed landing area at the top of the external steps because this landing would directly face the private garden area and various windows of no. 57 Old Road East. As such, some form of screening or an amended design would be required. Please consider this issue and provide amended details accordingly.

Unfortunately, due to the nature of the proposed changes and the wording of the conditions attached to planning permission reference 20240426, the proposed alterations cannot be dealt with as a non-material amendment. Instead, the application should be for a fresh planning permission or for a minor material amendment by varying conditions 2, 4, 6 and 7 of planning permission 20240426. The following explains the need for amending these conditions;

- *Condition 2 would allow the alteration of the approved drawings/details.*
- *Condition 4 would allow the obscure glazing requirement to cover the amended window arrangements.*
- *Condition 6 would allow the approved landscaping details to be referred to (all the approved details would need to be resubmitted as part of this application).*
- *Condition 7 would allow the privacy screen requirement to cover the amended raised landing.*

If you apply for a minor material amendment, I would suggest that the description of the development be something like the following (to be updated if the proposal changes). This is because a minor material amendment application cannot alter the description of the original permission, i.e. it cannot remove the raised patio;

- *Application for variation of conditions 2, 4, 6 and 7 attached to planning permission reference 20240426 to allow a minor amendment consisting of the alteration of the raised terrace to create a flight of external steps with a landing area; the insertion of a window to replace doors & sidelights in*

the breakfast area; and the insertion of a door & sidelight to replace a side window in the breakfast area; and to reflect the approved landscaping details.

Or alternatively, you could apply for a fresh planning permission.

In either case, if you could provide the relevant application form, documents, plans and fee, I will deal with the amended application under the above application reference. Please note that once the new submission is considered valid, there will be an eight week determination period.

The proposals now include for a 1.8m high privacy screen to the proposed external landing and flight of steps.

I am disappointed that the case officer feels that this application cannot be considered as a non-material amendment and I am unclear as to her reasoning about this.

There would be no additional impact on the amenities of the neighbouring properties and it could be argued that the removal of the raised terrace would in fact lessen the impact on those properties, particularly as a similar raised terrace already exists on the same part of the site.

The cost to my client of applying to the Council for a variation of planning conditions as a minor material submission is currently considerably more than the cost of a fresh householder planning submission and, as the Council is unable to consider the removal of the terrace as a non-material amendment, my client is left with little choice but to make a fresh householder planning submission.

Please note that this submission includes the full hard and soft landscaping details that were included as approval reference 20240938 to discharge condition 6 of planning approval reference 20240426.

The proposals have been designed sympathetically to the existing property and to the neighbourhood as a whole. They will result in a modernised property that will be a positive asset to the Borough

I respectfully request therefore, that Full Planning Permission is granted for this application.

**Jeremy S Isherwood BSc (hons), BArch (Wales), RIBA
Chartered Architect
RIBA Chartered Practice**

