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DESIGN & ACCESS STATEMENT

LENTON GARTH,
RACEFIELD CLOSE, SHORNE, KENT, DA12 3EL

**DEMOLITION OF EXISTING DWELLING AND ERECTION OF A
SELF BUILD DETACHED 5 BEDROOM DWELLING WITH
DETACHED GARAGE FORMING GARAGE, GYM,
WORKSHOP AND STORE, ERECTION OF FENCE TO
BOUNDARY AND ASSOCIATED LANDSCAPING**

PREVIOUS PLANNING APPLICATIONS

Ref. No: 20230332 - Status: Application Permitted

Erection of two storey front and side extensions, single storey rear extension, erection of detached outbuilding forming garage, gym, workshop and store and erection of fencing to the boundary

Ref. No: 19810212 - Status: Application Refused

Outline application for the erection of a detached two-bedroom bungalow in the side garden

Ref. No: 19780786 - Status: Application Refused

Outline application for the erection of a detached two-bedroom bungalow in the side garden

EXISTING PROPERTY

The application site is located on a generous plot within the village of Shorne where the principle of development is acceptable.

This section of Racefield Close is a private road cul-de-sac where the properties are mainly two storey and detached with one bungalow and all differ in design.

The existing dwelling is of a 1960's style with a low pitched roof.

The front garden is laid to lawn with a paved driveway.



LENTON GARTH

Other properties in the cul-de-sac:



CORNERSTONE



HIDEAWAY



NAKATSU

PROPOSALS

The Applicant has a desire to create a dwelling of high energy efficiency incorporating superior insulation, airtight construction, and energy-saving systems such as heat pumps and solar panels.

It soon became apparent, that to incorporate this design philosophy into the scheme approved in the previous planning application reference 20230332, a considerable amount of work would need to be carried out to the existing dwelling including the removal of floors, replacement of walls and considerable alterations within the roof structure.

Relatively little of the existing elements of the building could be reused and this would be a complicated, lengthy and uneconomic process.

The most beneficial and economic resolution would be to demolish the existing dwelling completely and to erect a new dwelling with high levels of energy efficiency incorporating superior insulation and airtight construction from the outset and allowing the use of energy-saving systems including mechanical ventilation & heat recovery, heat pumps and solar panels.

A new application is therefore submitted seeking planning permission for the demolition of the existing dwelling and erection of a self-build detached five bedroom dwelling with detached garage forming a garage, gym, workshop and store and erection of fencing to the boundary.

DESIGN

In terms of design, the proposals are a refinement of the previously approved application and maintain the general form and aesthetic. The proposals do increase the scale of the property; however, they will result in a more balanced symmetrical building with a modern finish and construction.

The proposed materials are listed on the plans and Schedule of Materials and will be black slate roof, grey facing brick, white painted render, black fascias, bargeboards, gutters and downpipes.

The proposed garage is single storey and provides accommodation for vehicles as well as a workshop and gym keeping these facilities together rather than separately across the site. The garage will also be used for cycle storage and will include an electric vehicle charging point.

A refuse storage area will be created to the western side of the site.

The proposed new dwelling and garage is therefore in accordance with policy CS19 of the Gravesham Core Strategy 2014 and para. 135 of the National Planning Policy Framework 2024.

The proposed plans show sufficient room sizes and outlook/daylight to habitable rooms. The remaining garden area meets with the adopted size standards.

NEIGHBOURING AMENITY

Cornerstone is located to the west of the application site. This is a single storey dwelling on a large plot. The proposed dwelling will have new windows to the western flank onto the boundary treatment and those to the first and second floors will be glazed using obscured glass to a minimum of level 3 of the "Pilkington" scale of obscuration and no openings less than or more than 1.7 metres above the finished floor level. Due to the differing orientation of the dwellings there will be no loss of outlook, daylight or sunlight for this neighbour.

The properties to the south of the site have gardens that are approx. 15.6m long. The remaining garden at Lenton Garth will be approx. 11m long at its shortest point. The adopted standards require 21m between habitable room windows and 26m between a habitable room window and the most usable part of a neighbours garden (closest to the house). The shortest distance is in excess of 26m which meets these standards.

The proposed garage is single storey and therefore will have no detrimental impact in terms of loss of amenity.

The rear of properties in Tanyard Hill are over 40m away and therefore will suffer no detrimental impact in terms of loss of outlook, privacy, sunlight or daylight from the proposals.

The proposed dwelling and garage is therefore in accordance with the objectives of policy CS19 of the Gravesham Core Strategy 2014 and para. 135f of the National Planning Policy Framework 2024.

CONCLUSION

The proposed new dwelling and garage will have no detrimental impact on the character and appearance of the street scene, amenities, parking or highway safety and in accordance with the above mentioned policies and should therefore be recommended for approval.