

Planning Statement for Proposed Chalet Bungalow Development

**232 Singlewell Road,
Gravesend,
Kent,
DA11 7RE**

**Proposal: Demolition of the existing bungalow and erection of a
chalet bungalow with 4 bedrooms**



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1. Introduction

This Planning Statement has been prepared in support of a full planning application for the redevelopment of **232 Singlewell Road**. The proposal seeks to address the reasons for refusal in previous applications (**Refs: 20231001, 20231268, and 20240243**) through a sensitively revised design for a **4-bedroom chalet bungalow** that is proportionate to its site, in keeping with the local character, and respectful of neighbouring properties.

The Statement demonstrates how the proposal complies with relevant planning policies at both the national and local levels, including:

- **Gravesham Local Plan Core Strategy (2014):** Policies CS01 (Sustainable Development) and CS19 (Design and Development Principles).
- **National Planning Policy Framework (NPPF, 2023):**
 - Section 12 (Achieving Well-Designed Places);
 - Section 14 (Meeting the Challenge of Climate Change, Flooding, and Coastal Change).

The scheme has been carefully designed to enhance the streetscape, improve ecological value, and ensure high standards of sustainable construction. Particular emphasis has been placed on **reducing the ridge height**, mitigating visual bulk, and safeguarding the amenity of neighbouring properties.

The proposed development represents a high-quality and sustainable addition to the area, offering a carefully designed family home that is appropriate to its setting.

2. Design, Character, and Appearance

2.1 Ridge Height and Scale

The proposal significantly reduces the ridge height **from 5.5m to 4.4m**, ensuring a sympathetic scale and form in relation to neighbouring properties. This reduced height delivers the following benefits:

- **Visual Transition:** The development provides a seamless height transition between the bungalow at **No. 230** and the chalet-style dwelling at **No. 234**.
- **Reduced Visual Bulk:** The lower ridge height, coupled with a **hipped roof design**, mitigates any perceived dominance or overbearing impact on adjacent properties.

This approach ensures that the proposed dwelling integrates comfortably within the established streetscape.

2.2 Architectural Approach and Materials

The proposed design adopts a traditional architectural style that reflects the character of the area, incorporating:

- **Pitched Roof and Dormers:** Providing usable roof space while minimising visual massing.
- **Hipped Roof:** Reducing the overall roof prominence, softening the roofline, and respecting neighbouring views.

Material Palette:

- **Red/Brown Brick:** To complement the palette of surrounding properties.
- **Slate Roof Tiles:** Maintaining consistency with existing developments.
- **Modern UPVC Windows:** Incorporating traditional proportions to respect the area's character.

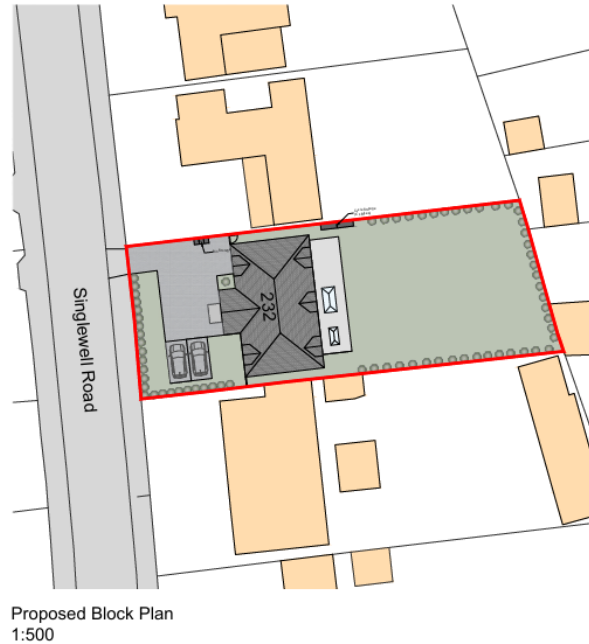
This combination of features ensures the dwelling is visually coherent and sympathetic to its context.

2.3 Layout and Amenity Provision

The dwelling's footprint has been designed to respond proportionately to the site and deliver a high standard of amenity:

- **Building Footprint:** Occupies **211m²**, providing appropriate spacing from boundaries and a sense of openness.
- **Private Amenity Space:** A generously sized **rear garden of 473m²** exceeds local standards and provides high-quality outdoor space for family use.

- **Landscaping:** Incorporating native planting to enhance visual amenity and biodiversity while maintaining soft landscaping to the site frontage.

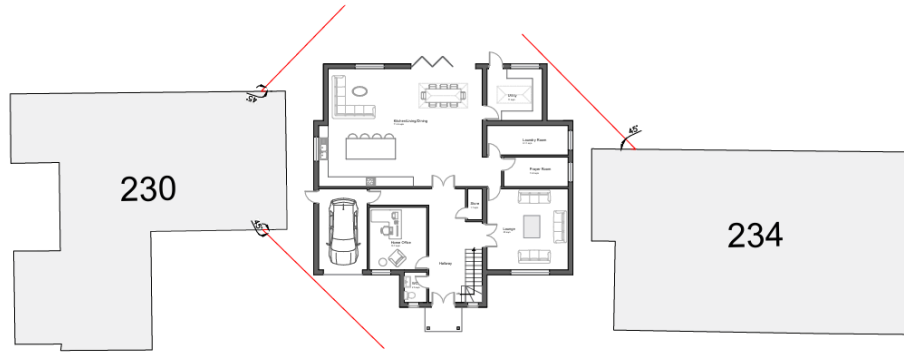


3. Impact on Residential Amenity

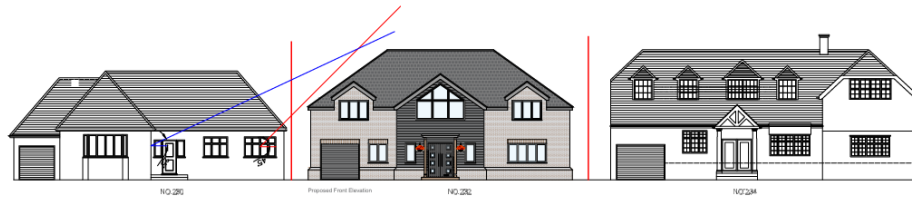
3.1 Overshadowing and Overbearing Impact

The proposal has been carefully assessed to ensure it safeguards neighbouring amenity:

- The **reduced ridge height (4.4m)** and roof design eliminate any adverse impact in terms of overshadowing or overbearing.
- **45-degree and 25-degree Tests:** Compliance is demonstrated in the accompanying diagrams, ensuring there is no significant loss of light or outlook to adjoining properties.



45 Degree Test on plan from nearest front and rear windows of the adjoining properties



45 and 25 Degree Test on elevation from nearest front windows of the adjoining properties

4. Parking and Highway Safety

The proposal includes compliant and well-designed parking arrangements:

- **Three Off-Street Parking Spaces:** Provided in accordance with SPG4 requirements for a 4-bedroom dwelling.
- **Cycle Storage:** Secure provision for bicycles supports sustainable transport objectives.
- **Permeable Driveway:** Reduces surface water runoff, aligning with sustainable drainage principles.

5. Conclusion

This Planning Statement demonstrates that the proposed redevelopment of **232 Singlewell Road** represents a high-quality and sustainable scheme that responds positively to the site context and addresses previous concerns. Key benefits include:

- A **significantly reduced ridge height (4.4m)**, ensuring the scale is sensitive to neighbouring properties.
- A traditional architectural design that integrates seamlessly with the streetscape.
- Compliance with residential amenity standards, safeguarding privacy, light, and outlook.
- No additional outbuilding, ensuring the garden remains spacious and unobtrusive.
- Incorporation of sustainable design and biodiversity enhancements.

The proposal accords with the **Gravesham Local Plan Core Strategy (2014)** and the principles of the **National Planning Policy Framework (2023)**.

The applicant respectfully requests that the **Local Planning Authority** grants planning permission for this carefully considered and policy-compliant development.

6. Supporting Documents

The following documents accompany this application:

1. Location Plan and Block Plans
2. Existing Floor Plan
3. Existing Elevations
4. Proposed Floor Plans
5. Proposed Elevations
6. Street Scenes
7. 45-degree and 25-degree Test Diagrams