

PLANNING DESIGN & ACCESS STATEMENT

PROPOSAL: Demolition of existing dwelling and erection of 2 x semi-detached 2-bedroom new build dwellings, with associated subdivision of the site and landscaping, with some internal and external alterations and demolitions.

SITE: No. 22 Goodwood Crescent, Gravesend, Kent DA12 5EL

LOCAL AUTHORITY: Gravesham Borough Council – Planning Dept., Civic Centre, Windmill Street, Gravesend, Kent, DA12 1AU



No. 22 Goodwood Crescent, Gravesend, Kent DA12 5EL
Existing Aerial View

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- 1.1 The proposal is for the demolition of the existing dwelling at 22 Goodwood Crescent, Gravesend, Kent DA12 5EL and the erection of 2 semi-detached dwellinghouses, together with associated access, parking, cycle storage, refuse storage, landscaping and boundary treatment. The proposal's design intention is to retain a similar massing to the existing structure already established on the site, so as to have minimal impact on neighbouring properties or their amenities.

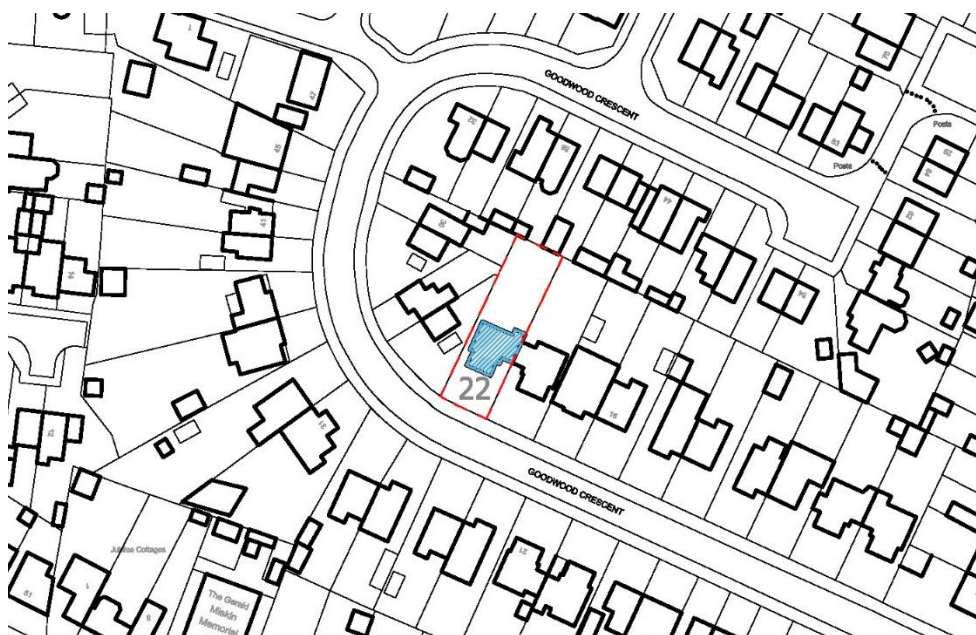


***Figure 1 - Site Plan @ No. 22 Goodwood Crescent, Gravesend, Kent DA12 5EL
(Not to Scale)***

- 1.2 The design approach is to redevelop the site in a way that makes more effective use of an established residential plot while remaining proportionate to its suburban surroundings. The intention is to provide two well-designed family dwellings with a coherent architectural relationship, a clear domestic scale, and a form of development that sits comfortably within the existing residential character of Goodwood Crescent.
- 1.3 The proposal has been prepared as a full residential redevelopment of the site, replacing the existing single dwelling with a pair of semi-detached houses arranged as one unified composition. In doing so, the scheme seeks to optimise the site's residential potential while retaining a form, scale and appearance consistent with the surrounding pattern of housing.
- 1.4 In addition to the new built form itself, the proposal includes the practical elements necessary to support high-quality residential use, including private external amenity, parking, cycle provision, refuse storage and associated landscaping. These components form part of the overall design strategy and are intended to ensure that the development is functional, legible and suitable for day-to-day occupation

- 1.5 The scheme has been developed to provide additional housing within the borough in a sustainable residential location, whilst maintaining an appropriate relationship with adjoining properties and the wider street scene. The proposal is therefore intended to deliver a modest and policy-responsive form of infill redevelopment, capable of contributing positively to local housing supply without introducing an incongruous or over-intensive form of development.



Figure 2 - Street View of proposal site

SECTION 2.0 **THE SITE AND ITS SURROUNDINGS**

- 2.1 The application site, 22 Goodwood Crescent, is located within an established residential street forming part of the Woodlands ward of Gravesham Borough. The site currently comprises a single dwelling which is proposed for demolition to make way for the redevelopment described in Section 1 of this statement.
- 2.2 Goodwood Crescent is characterised by a varied residential townscape rather than a single uniform typology. The street comprises a mix of dwelling types and forms, including detached houses, semi-detached pairs, and bungalows, reflecting a pattern of incremental development over time rather than a single consistent architectural style. This variety is an important part of the site's context, as

it demonstrates that the street has historically accommodated a range of built forms and densities without harm to its overall residential character.

- 2.3 The immediate surroundings are predominantly residential in nature, with dwellings set within individual plots along the street frontage, generally with private front gardens, driveway or on-street parking, and rear garden amenity space. The prevailing grain of development is suburban in character, with a comfortable relationship between built form, plot size and garden space typical of mid-to-later twentieth century residential streets in outer Kent.
- 2.4 The site benefits from a convenient residential location with good access to local services. Goodwood Crescent is within easy reach of local shops, schools and bus routes, and the area provides access to Gravesend railway station, which offers direct rail services into London, as well as nearby road connections to the A2 and M2.
- 2.5 The property is not listed and is not situated within a Conservation Area, and there are no other heritage designations affecting the site or its immediate surroundings.

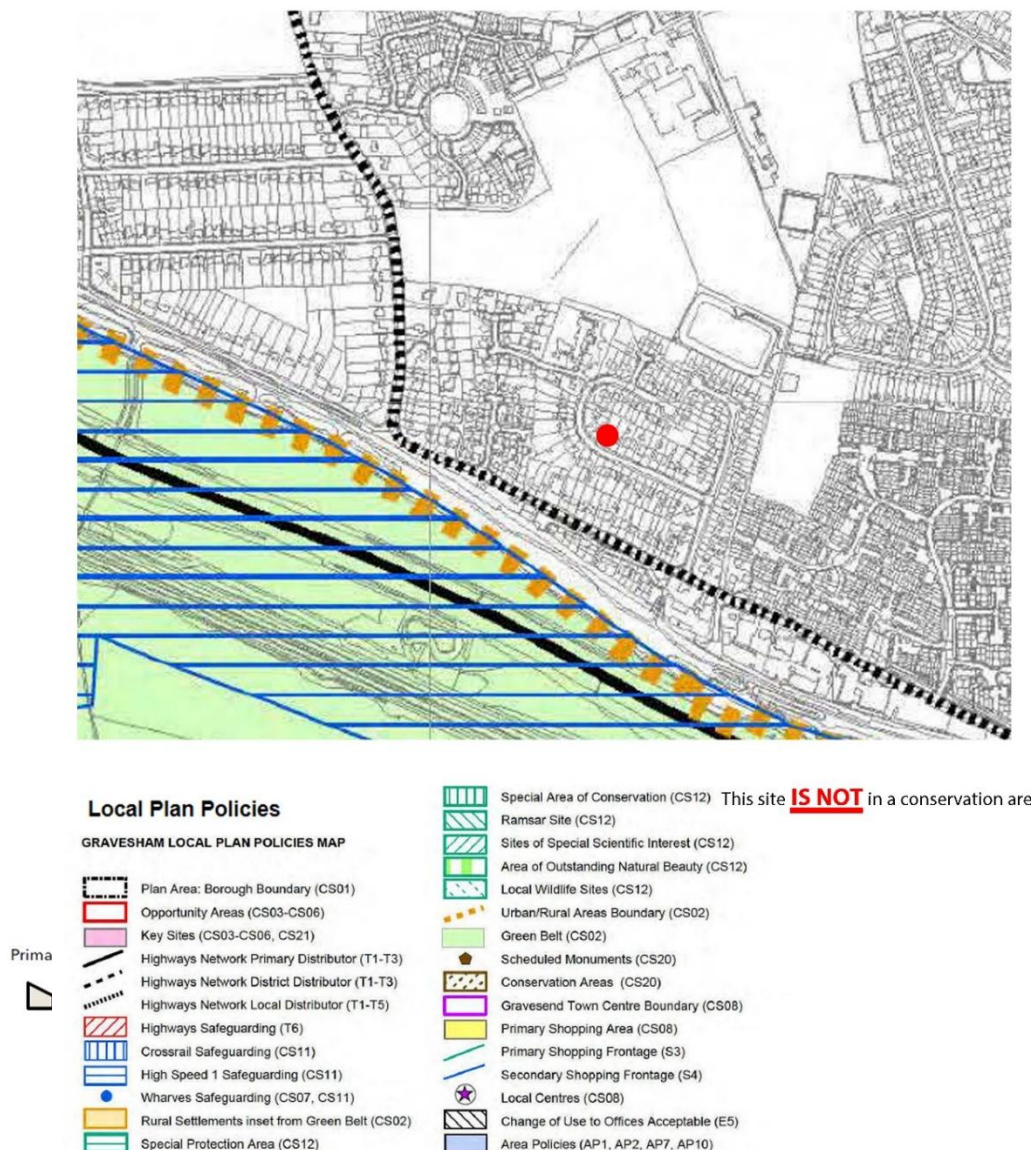


Figure 3 – Gravesham Council's UPD Map

- 2.6 The site is not affected by any known flood risk constraint, is not affected by protected trees, and there is no known or suspected land contamination associated with the site or its previous use.

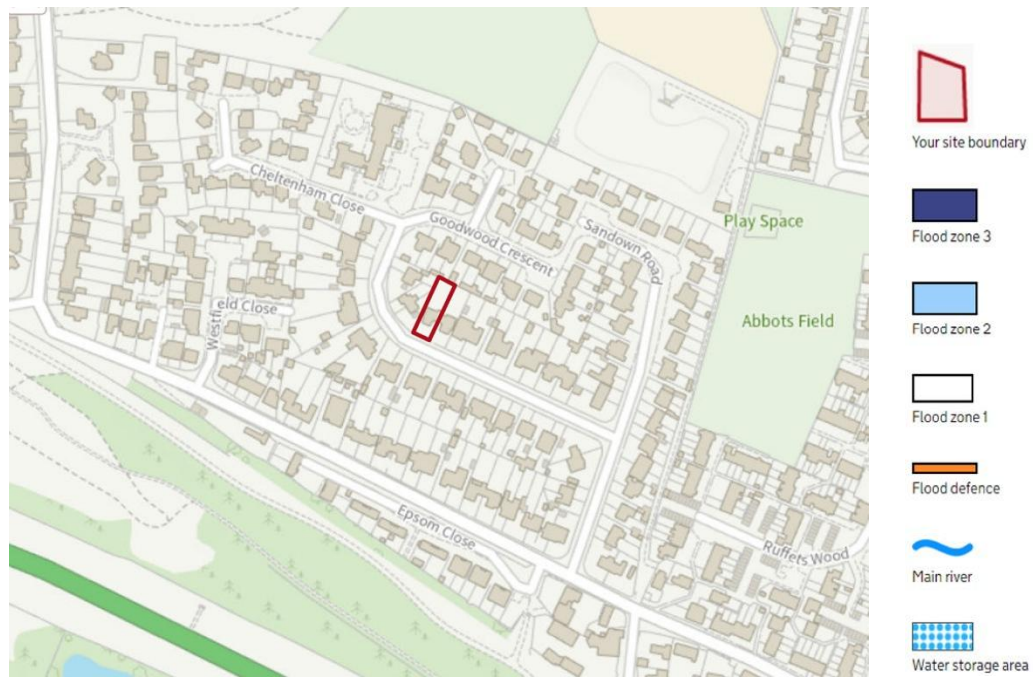


Figure 4 – Environment Agency Flood Map for Planning

- 2.6 Given the varied character of dwelling types along Goodwood Crescent, the site is considered capable of accommodating a change in built form without harming the character or appearance of the street, also given that Semi-Detached pairs are already an established typology on the street. The existing mix of detached, semi-detached and bungalow dwellings demonstrates that the street already exhibits a diversity of scale and form, and the proposed redevelopment is considered to sit comfortably within this established pattern.

3.1 PLANNING HISTORY:

No.	Date of Decision	Description:	App Ref:
1	Tue 09 Jul 1974 REFUSED	<u>22 Goodwood Crescent Gravesend Kent DA12 5EL</u> Erection of first floor extension at side for bedroom and single storey extension at rear for living room.	19740715
2	Wed 07 Apr 1976 APPROVED	<u>22 Goodwood Crescent Gravesend Kent DA12 5EL</u> Erection of a single storey extension at rear to form kitchen bedroom and bathroom	19760168

3.2 PRE – PLANNING ADVICE:

No Pre-planning undertaken.

3.3 PLANNING PRECEDENTS:

Listed below are relevant applications regarding nearby properties and developments. A number of properties in the borough have benefit from Planning Permission for a similar development:

No.	Date of Decision	Description:	App Ref:
1	Wed 08 Jan 2025 APPROVED	<u>377 Singlewell Road Gravesend Kent DA11 7RL</u> Demolition of existing dwelling. Erection of two self-build dwellings, with side annexe, basements, outbuilding and associated parking.	20240914
2	Fri 03 Jan 2020 REFUSED ALLOWED ON APPEAL	<u>36 Whitehill Lane Gravesend Kent DA12 5LY</u> Demolition of existing bungalow and erection of one pair of semi-detached two storey dwellings with associated car parking, amenity space and landscaping.	2019102
3	Mon 25 Nov 2019 APPROVED	<u>9 Essex Road Gravesend Kent DA11 0SL</u> Demolition of existing bungalow and erection of two four bedroom dwellings.	20180722

4.0 SECTION 4.0 PROPOSAL DETAILS

- 4.1 The proposal seeks full planning permission for the demolition of the existing dwelling at 22 Goodwood Crescent and the erection of 2 x 2-bedroom, 3-person (2B3P) semi-detached houses. The two dwellings are designed as a mirrored or complementary pair, presenting a unified architectural composition to the street.
- 4.2 Each dwelling will provide a Gross Internal Area (GIA) of 72m². The Nationally Described Space Standard sets a minimum GIA of 70m² for a 2-storey 2B3P dwelling, meaning the proposed floor area exceeds the minimum national requirement by 2m² per unit. This confirms that each dwelling will provide accommodation of an appropriate size for its intended occupancy.

- 4.3 Each dwelling has been designed to provide practical, well-proportioned family accommodation appropriate to a 2-bedroom, 3-person household, with living accommodation at ground floor and bedroom accommodation at first floor, consistent with the conventional house typology found elsewhere along Goodwood Crescent.
- 4.4 Each dwelling is provided with 1 x off-street parking space, located to the front of the property, accessed via a new dropped kerb to be formed for each dwelling. This is considered an appropriate level of provision having regard to the site's suburban location, the general character of parking provision along the street, and the practical needs of a 2-bedroom household.
- 4.5 Each dwelling will be provided with its own private rear garden, with Plot 1 benefiting from a garden area of 119m² and Plot 2 benefiting from a garden area of 121m². Gravesham's Residential Layout Guidelines require a minimum private garden area of 37.2m² for a 1–2 bedroom dwelling; both proposed gardens therefore substantially exceed the Council's minimum standard, by more than three times the required area in each case.
- 4.6 Each dwelling will also be provided with dedicated cycle storage and refuse/recycling storage, conveniently and safely accessible for both dwellings without conflicting with the parking arrangements or pedestrian access to either property.
- 4.7 Each dwelling has its own separate, clearly defined front entrance, ensuring that the pair reads as two distinct and self-contained homes rather than a single undivided building. This supports a clear sense of address and ownership for each property, consistent with the surrounding pattern of individual dwellings along the street.
- 4.8 The proposed scheme has been designed to meet all the necessary requirements as detailed in the Council's Local Plan and the NPPF, ensuring the residential unit is of high-quality design, meeting and exceeding the requirements.

5.0 **SECTION 5.0** **RELATIONSHIP WITH NEIGHBOURING PROPERTIES**

- 5.1 The proposed redevelopment has been designed to have regard to the amenity of neighbouring occupiers, having considered privacy, daylight, sunlight, outlook and general residential amenity in accordance with Gravesham's design guidance.
- 5.2 The proposed pair of semi-detached houses is contained wholly within the existing curtilage of 22 Goodwood Crescent, replacing a single dwelling of comparable scale. As such, the redevelopment does not extend the built form beyond the site's established footprint in a manner that would materially alter its relationship with neighbouring plots.
- 5.3 The proposal has been tested against Gravesham's 25-degree and 45-degree rules of thumb, which assess the potential impact of new development on daylight and sunlight to neighbouring habitable room windows (Refer to DLSL-01). The proposed development passes both the 25-degree and 45-

degree tests, confirming that neighbouring principal habitable room windows will not experience an unacceptable loss of daylight or sunlight as a result of the proposed built form.

- 5.4 The rear elevation of the proposed dwellings faces directly onto the private rear garden, with the nearest habitable room window at first floor set back approximately 40 metres from the nearest habitable room window of the property to the rear. This distance substantially exceeds Gravesham's design guidance, which identifies a minimum separation in the order of 21 metres between directly facing habitable room windows, and comfortably exceeds the minimum 26-metre relationship applied where a private garden area is deemed to commence 5 metres from the rear elevation. On this basis, no unacceptable overlooking, loss of privacy or overshadowing will arise in respect of the property to the rear.
- 5.5 Given this generous separation distance, the rear elevation has been designed with a conventional window arrangement at both ground and first floor, providing good levels of natural light and outlook for future occupiers without compromising the privacy of the neighbouring property to the rear.
- 5.6 The side elevations of the proposed dwellings are blank, with no windows. This design approach removes any possibility of direct overlooking, loss of privacy, or unacceptable visual impact upon the properties either side of the site, and avoids the need for obscure glazing or window restriction conditions on the side elevations.
- 5.7 The scale and massing of the proposed development has been kept consistent with the varied character of Goodwood Crescent, which already includes detached houses, semi-detached pairs and bungalows of differing heights and footprints. Given this established diversity of built form, the proposed two-storey semi-detached pair is not considered to introduce a scale of development that would be harmful to the amenity of adjoining occupiers, either through overshadowing, loss of light or visual dominance.
- 5.8 The new dropped kerbs and associated parking arrangements have been located so as not to compromise access, visibility or the amenity of neighbouring frontages, and will be designed in accordance with the requirements of Kent County Council as highway authority.
- 5.9 There will also not be any adverse impacts on the neighbouring community. The existing use of immediate neighbouring sites are residential C3 use class. This scheme will maintain the same C3 use class.
- 5.10 Taken together, the proposed layout, scale, generous rear garden depth, and confirmed compliance with the 25-degree and 45-degree tests demonstrate that the scheme safeguards the amenity of neighbouring properties in all directions, in accordance with Gravesham's design and residential amenity guidance

6.0 **SECTION 6.0** **DESIGN STATEMENT**

6.1 The proposal has been designed in accordance with the relevant national and local planning policies, to ensure there is no adverse impact on the surrounding area or adjacent properties. The proposal is sustainably located, respects the varied character and established pattern of development along Goodwood Crescent, and promotes efficient use of land whilst delivering much needed additional housing.

6.2 Use

The existing use of the site is Class C3, comprising a single dwellinghouse. The proposed redevelopment will result in 2 x Class C3 dwellinghouses, retaining the same fundamental use class and continuing the residential function of the site.

6.3 Layout

The proposed layout provides 2 x 2-bedroom, 3-person (2B3P) semi-detached houses, each with a Gross Internal Area of 72m², exceeding the Nationally Described Space Standard minimum of 70m² for this dwelling type. Each dwelling is arranged with living accommodation at ground floor and bedroom accommodation at first floor, with a separate, clearly defined front entrance for each unit. Each dwelling benefits from a private rear garden (119m² and 121m² respectively), substantially exceeding Gravesham's minimum garden area requirement of 37.2m² for a 1-2 bedroom dwelling. Each dwelling is provided with 1 x off-street parking space to the front, accessed via a new dropped kerb, together with dedicated cycle and refuse storage.

6.4 Scale

The proposal is two-storey in scale and has been designed to integrate with the established character of Goodwood Crescent, which already comprises a variety of dwelling types and scales, including detached houses, semi-detached pairs and bungalows. The proposed semi-detached pair reflects a conventional, domestic scale consistent with this pattern, avoiding any form of development that would appear visually dominant or incongruous within the street scene. The proposal has been tested against the 25-degree and 45-degree rules of thumb and passes both tests, confirming an appropriate relationship with neighbouring properties in terms of massing and height.

6.5 Appearance

6.6 The proposed dwellings have been designed as a unified architectural pair, with a coherent front elevation, consistent window proportions and a roof form appropriate to the surrounding residential context. The rear elevation has been designed with a large glazed window and bifold door arrangement to maximise natural light into the proposal, taking advantage of the generous separation behind the property.

- 6.7 Materials are proposed to match those found in the surrounding area, so as to not unsettle the character of the existing street scene within the surrounding context. Kindly refer to the proposed drawings.
- 6.8 Materials to be used in the construction are red brick to match the colour palette of the surrounding context and to integrate with the brick structures that are predominantly present in Goodwood Crescent. The new windows and doors will be White uPVC with a tiled roof finish.
- 6.6 Amount
Proposed: 2 x 2-Bedroom, 3-Person (2B3P) semi-detached dwellings
 Proposed GIA (each dwelling): 72m²
 Private Garden area: Plot 1 – 119m² / Plot 2 – 121m²
- 6.7 Each dwelling's proposed floor area of 72m² exceeds the National Described Space Standard minimum of 70m² required for a 2-storey 2B3P dwelling. The proposed garden areas of 119m² and 121m² substantially exceed Gravesham's minimum requirement of 37.2m², providing generous private amenity space well in excess of policy minimums
- 6.8 The proposal therefore provides two dwellings of an appropriate size, layout and amount, exceeding both national space standards and the Council's local amenity space requirements, while maintaining a design and scale that is sympathetic to the varied character of the surrounding street.
- 7.0 **SECTION 7.0** **ACCESS STATEMENT**
- 7.1 Vehicular and Transport Links
- 7.2 The site is located on Goodwood Crescent in the Singlewell area of Gravesend, within an established residential area with good access to local road networks, including the A2 and M2.
- 7.3 Each of the 2 proposed dwellings will be provided with 1 x off-street parking space to the front of the property, accessed via a new dropped kerb to be formed for each dwelling. The proposed dropped kerbs have been positioned so as not to affect any street trees, lamp columns, drainage gullies or other highway apparatus, and to maintain safe visibility for vehicles exiting the site onto Goodwood Crescent,
- 7.4 The site benefits from good local bus connectivity, with services 482, 483 and 490 stopping in the vicinity of Goodwood Crescent, providing links to the wider Gravesend and Singlewell area, including The George, Singlewell bus stop.
- 7.5 The nearest railway station is Gravesend Railway Station, providing mainline rail services into London and along the North Kent line. Whilst the station is not within immediate walking distance of the site, the combination of local bus services and proximity to the A2/M2 road network provides future occupiers with a reasonable range of sustainable and private transport options.

7.6 Pedestrian Access

7.7 Each dwelling will have its own separate, clearly defined pedestrian entrance from the street frontage, independent of the vehicular parking area, ensuring safe and convenient access for residents and visitors on foot.

7.8 Inclusive Access

7.9 The layout of each dwelling has been designed to provide a logical and accessible route from the parking space and street frontage to the principal entrance, with level or gently graded external surfaces where practicable. Internally, the ground floor layout provides straightforward circulation appropriate to Building Regulations Part M requirements, and the scheme can accommodate Approved Document M4(2) standards at technical design stage if required by planning condition.

7.10 Cycle and Refuse Storage Access

7.11 Dedicated cycle storage and refuse/recycling storage will be provided for each dwelling in locations that are conveniently and safely accessible from both the dwelling and the street, without conflicting with the parking spaces, dropped kerbs or pedestrian routes.

7.12 Taken together, the proposed access arrangements provide safe, convenient and inclusive access for both dwellings, with the necessary highway approvals to be secured from Kent County Council to formalise the new vehicular crossovers shown on the submitted drawings.

8.0 **SECTION 8.0** **PLANNING POLICY**

8.1 THE GRAVESHAM LOCAL PLAN CORE STRATEGY (Adopted September 2014)

8.1.1 **Policy CS01 – Sustainable Development**

Policy CS01 sets out the Council's overarching approach to directing new development towards the most sustainable locations within the Borough, making efficient use of land and existing infrastructure. The application site is located within the established urban area of Gravesend, in a residential street with good access to local services, bus routes and the wider road network. The proposed redevelopment of an existing residential plot to provide 2 additional dwellings is consistent with this policy's aim of optimising the use of previously developed land within a sustainable, serviced location.

8.1.2 **Policy CS11 – Transport**

Policy CS11 requires new development to provide adequate parking in accordance with adopted parking standards, having regard to the availability of alternative means of transport, and to demonstrate that highway safety and access are not compromised. The Council currently applies the Kent Vehicle Parking Standards (July 2006) for this purpose. The proposal provides 1 x off-street parking space per dwelling, accessed via new dropped kerbs to be approved separately by Kent County Council as highway authority. This is considered an appropriate and proportionate level of

provision for 2 x 2-bedroom, 3-person dwellings, and the new vehicular crossovers have been positioned to avoid conflict with street trees, highway apparatus or visibility splays.

8.1.3 Policy CS12 – Green Infrastructure

Policy CS12 seeks to protect, enhance and create green infrastructure networks across the Borough, including landscaping and biodiversity within new development. The proposal retains generous private garden areas for each dwelling (119m² and 121m² respectively), providing scope for soft landscaping and planting that contributes positively to the Borough's green infrastructure network at a local scale. As the proposal involves demolition of the existing dwelling, ecological considerations, including the potential for bat roosts, will be addressed through an appropriate ecological survey to ensure no harm arises to protected species or their habitats, in accordance with this policy.

8.1.3.1 Bat Roosting Potential — On-Site Observation

8.1.3.2 As the proposal involves demolition of the existing dwelling, consideration has been given to the potential presence of roosting bats in accordance with Policy CS12 and Gravesham's Local Validation List. A visual inspection of the property was undertaken from ground level, externally and internally, to identify any Potential Roosting Features (PRFs) that could indicate suitability for use by bats.

8.1.3.3 The inspection considered the following elements of the building, consistent with standard bat survey methodology:

- i. L Roof covering, ridge tiles and hips, checked for lifted, slipped or missing tiles.
- ii. Soffits, fascias and barge boards, checked for gaps, rot or displacement.
- iii. Eaves and roof void access points.
- iv. Brickwork and render, checked for cracks, loose pointing or cavities.
- v. Chimney stacks, checked for capping condition and gaps.
- vi. Hanging tiles and weatherboarding, where present.
- vii. Internal roof void/loft space, checked for droppings, staining, feeding remains or live/dead specimens.

8.1.3.4 The roof covering was found to be in good, intact condition, with no lifted or missing tiles. Soffits and fascias were continuous with no visible gaps. No droppings, staining, feeding remains or other evidence of bat activity was observed internally or externally, and no cavities or gaps of a size suitable to support roosting bats were identified.

8.1.3.5 On the basis of this observation, the property is assessed as having negligible to low bat roosting potential, consistent with a modern, well-maintained dwelling with no significant defects, gaps or cavities in its structure. Photographs recording this inspection are included in Site Photography.

8.1.3.6 Should any evidence of bats or suitable roosting features be identified during demolition works that were not apparent during this inspection, works will cease immediately in that area and advice will be sought from a suitably qualified ecologist prior to continuing, in accordance with standard best practice and legal protection afforded to bats under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017.

8.1.4 **Policy CS14 – Housing Type and Size**

Policy CS14 seeks to ensure that new residential development provides a mix of housing types and sizes that reflects local need and contributes positively to the character of the area. As noted in Section 2 of this statement, Goodwood Crescent already comprises a variety of dwelling types, including detached houses, semi-detached pairs and bungalows. The proposed 2 x 2-bedroom, 3-person semi-detached houses represent an appropriate and modest addition to this established mix, providing smaller family housing of a type that is under-represented relative to larger dwellings in the immediate area, without displacing or harming the character of the existing housing stock.

8.1.5 **Policy CS15 – Housing Density**

Policy CS15 requires the density of new residential development to be design-led, having regard to the accessibility of the site and the need to avoid compromising the distinctive character of the surrounding area. The proposed redevelopment increases the number of dwellings on the site from 1 to 2, a modest increase in density that is considered appropriate given the site's residential location and the varied grain of development already present along Goodwood Crescent. The proposed scale, massing and layout, as described in Sections 4 and 6 of this statement, have been designed to ensure the increased density does not harm the character of the street.

8.1.6 **Policy CS18 – Climate Change**

Policy CS18 requires new development to address flood risk, sustainable drainage, water efficiency and carbon reduction in a manner proportionate to the scale of the proposal. The site is not located within an area at risk of flooding, and surface water drainage from the development will be managed using sustainable drainage principles appropriate to a small residential scheme. The dwellings will be constructed to modern Building Regulations standards for energy efficiency, and the proposal is considered to appropriately address this policy at a scale proportionate to a 2-dwelling development.

8.1.7 **Policy CS19 – Development and Design Principles**

Policy CS19 is the Council's core design policy, requiring development to be visually attractive, fit for purpose, adaptable, and to accord with the Council's Residential Layout Guidelines (SPG2). The policy also confirms that a Design and Access Statement is required to explain the design principles that have informed the proposal, which this statement seeks to satisfy. The proposal has been designed with direct reference to the Residential Layout Guidelines, providing garden areas that

substantially exceed the minimum 37.2m² standard, and has been tested against the Council's 25-degree and 45-degree rules of thumb, passing both. The blank side elevations, generous rear separation distance, and domestic scale and appearance of the proposed pair of houses further demonstrate compliance with this policy's requirements for locally distinctive, well-integrated design.

8.1.8 Policy CS20 – Heritage and the Historic Environment

Policy CS20 seeks to protect and enhance the Borough's heritage assets and their settings. The application site is not listed, is not located within a Conservation Area, and does not affect the setting of any nearby heritage asset. This policy is not, therefore, considered to be directly engaged by the proposal

8.4.1 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

8.4.2 Achieving sustainable development

Paragraph 8 of the NPPF confirms that sustainable development comprises three interdependent dimensions: economic, social and environmental. The proposal supports all three dimensions by delivering additional housing (social), making efficient use of an existing residential plot without external infrastructure burden (economic), and retaining a proportionate, low-impact scale of development (environmental).

8.4.3 Delivering a Sufficient Supply of Homes

8.4.4 Paragraphs 60 to 63 of the NPPF set out the importance of boosting the supply of homes and ensuring an appropriate mix of housing types to meet local needs. The proposal delivers 2 additional dwellings in a sustainable, established residential location, contributing modestly but positively to the Borough's housing supply.

8.4.5 Promoting Sustainable Transport

Paragraph 108 highlights that all developments should protect and promote the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities; address the needs of people with disabilities by all modes of transport; create safe and secure places minimising conflicts between traffic and pedestrians; allow for the efficient delivery of goods and access by service and emergency vehicles; and be designed to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

8.4.6 Making Effective Use of Land

Paragraphs 123 to 124 of the NPPF encourage the effective use of land, particularly previously developed land, to meet housing need. The proposal makes more efficient use of the site by replacing

a single dwelling with 2 dwellings, without introducing a form of development that is incompatible with its surroundings.

8.4.5 **Achieving Well Designed Places**

Section 12 of the NPPF, and paragraph 130 in particular, requires development to be well-designed, sympathetic to local character, and to establish a strong sense of place. The proposal has been designed with direct regard to the varied character of Goodwood Crescent, achieving a domestic scale and appearance that responds positively to its context, as demonstrated throughout Sections 4 to 6 of this statement.

8.4.6 **Conserving and enhancing the natural environment**

No impact/ loss or deterioration on biodiversity and geodiversity will arise from the proposed scheme. This proposal promotes and gains considerable impact on local biodiversity and natural environment.

9.0 **SECTION 9.0** **CONCLUSION**

- 9.1 The proposed scheme accords with the objectives of the NPPF and the Gravesham Local Plan Core Strategy (2014). The proposal is appropriate within its site context and will contribute towards meeting the Borough's housing needs while delivering high-quality accommodation for future occupiers.
- 9.2 The proposal makes full and effective use of the site's plot, replacing a single dwelling with 2 x 2-bedroom, 3-person semi-detached houses, while respecting the quality, character and varied grain of development found along Goodwood Crescent.
- 9.3 The proposed development will provide a high standard of private accommodation, with each dwelling exceeding the Nationally Described Space Standard and providing generous private garden areas well in excess of the Council's Residential Layout Guidelines. The scheme will not adversely affect or cause harm to the amenity of neighbouring occupiers.
- 9.4 The proposal has been tested against Gravesham's 25-degree and 45-degree rules of thumb and passes both, confirming no unacceptable loss of daylight or sunlight to neighbouring properties. The blank side elevations and generous 40 metre separation to the property at the rear further confirm that no unacceptable overlooking or loss of privacy will arise.
- 9.5 The proposal complies with both national and local policies, including CS01, CS11, CS12, CS14, CS15, CS16, CS18 and CS19 of the Gravesham Local Plan Core Strategy, and in the absence of any adverse harm arising, the proposed development should be granted planning permission.
- 9.6 The proposal responds positively to the established character of Goodwood Crescent, which already comprises a mix of detached, semi-detached and bungalow dwellings. The design of the proposed pair

of houses has been carefully considered to reflect this varied context through its scale, massing and appearance.

- 9.7 The design is of a high quality and will enhance the site, replacing an existing single dwelling with a well-proportioned pair of family homes appropriate to the surrounding residential context. Gravesham's planning policies and national planning policy have been carefully considered throughout the preparation of this proposal, as set out in Section 8 of this statement.
- 9.8 The proposal will not adversely affect the surrounding area's vehicular and pedestrian access. Each dwelling is provided with 1 x off-street parking space, accessed via a new dropped kerb, to be approved separately by Kent County Council as highway authority. This level of provision is considered appropriate and proportionate to the scale of the development.
- 9.9 Overall, the proposed development involves the sensitive redevelopment of an existing residential plot to provide 2 well-designed family homes, making efficient use of land within a sustainable, established residential location, in accordance with the aims of Policy CS01
- 9.10 The proposal will achieve a high quality of design and living standards, with each dwelling benefiting from generous private amenity space, dedicated cycle and refuse storage, and off-street parking, whilst also making efficient use of a modest residential plot.
- 9.11 The design of the proposal reflects a clear understanding of local character and responds positively to the development needs of the area. It is considered that the proposed development has merit and would warrant the grant of planning permission. The applicant is prepared to accept conditions to the planning consent if necessary.
- 9.12 It is hoped that the Council will support this proposal and deem the application suitable for approval. Should any further information or clarification be required, the applicant is willing to engage in further dialogue with the Council throughout the determination period in order to achieve a favourable decision.

10.0 We append the following drawings and scheme proposals to this statement which should be read in conjunction:

LP01	-	Location Plan
BP00	-	Existing Block Plan
SP01	-	Site Photos
101	-	Existing Floor Plans
102	-	Existing Front & Rear Elevations
103	-	Existing Side Elevations
BP01	-	Proposed Block Plan
111	-	Proposed Floor Plans
112	-	Proposed Front & Rear Elevations
113	-	Proposed Side Elevations
114	-	Proposed Sections
DLSL-01	-	Daylight & Sunlight 25° & 45° Rule-of-Thumb Assessment

Proposed Fire Strategy Statement

Biodiversity Net Gain Exemption Statement

Energy & Sustainability Statement

Waste Management Strategy