

Design and Access Statement

January 2024

Proposed erection of 2no two storey 4 bed dwellings

7 The Turnstones

Gravesend

DA12 5QD

1. Context

7 The Turnstones is located to the south-eastern side of Gravesend between Old Road East and Valley Drive, it forms part of a small development completed in 1984.

The existing building comprises of a single storey bungalow with detached garage within a large plot.

The external wall treatment is brickwork

The roof is finished with a concrete pantile.

The application site rectangular in form, extends to 842 sqm.

The property sits within a large plot site with soft landscaping/screening and timber panelled/chainlink fencing to the perimeter.

The site is generally level but the gradient falls away to the rear garden boundary.



View from North, approaching from The Lapwings



View from North West



View from South West

2.0 Planning History

There has been a previous planning application for the Erection of a detached 3 bedroom dwelling in 2011 which was refused approval due to the nature of the development in relation to the existing bungalow.

Subsequent applications were submitted for the demolition of the existing bungalow and the erection of 2 no detached properties in 2020 and 2021 which were refused approval due to causing harm to the character of the area.

In 2023 a Lawful Development application was approved for side, rear extensions with front canopy

3.0 The Proposal

The proposal is to demolish the existing bungalow & double garage and to erect two detached dwellings and garages, with associated driveways and landscaped frontages.

4.0 Use

The reuse of this previously developed land for housing would accord with paragraphs 2.23, 3.6(b), 3.8, 3.9 and saved Policies H0, H2 and H3 of the Gravesham Local Plan First Review. Furthermore, effectively reusing disused previously developed land within a key sustainable location is strongly supported by paragraphs 14, 17, 47, 48, 49, 50 and 111 of the National Planning Policy Framework

5.0 Amount & Layout

This application seeks planning permission to construct 2 no. 4 bedroom detached dwellings within the curtilage of the site boundary. The proposal makes an effective and efficient reuse of previously developed land by providing an enhancement to the street frontage onto The Turnstones by reflecting the positioning of existing dwellings in the street scene.

In terms of crime prevention, the layout increases natural surveillance onto The Turnstones with gated access to the rear garden areas.

6.0 Scale & Appearance

Plot 7a and 7b

Width 10.675m, depth 12.350m, height to ridge 7.470m

Site Area

Plot 7a – 436.5sqm

Plot 7b – 387.5sqm

The dwellings staggered frontage would be sympathetic to the street scene in this locality. The proposed materials of a brickwork, vertical boarding and bold roll roof tiles would respect the character of the area.

Within the cul-de-sac the proposed properties complement the predominant architectural style and scale of detached 4 bed properties.

7.0 Landscaping

Opportunities exist within the front garden for soft and hard landscaping that will improve the street frontage creating an increased sense of openness than the current property. The property benefits from mature tree lined screening to the North East and South East boundaries

8.0 Access

New vehicular accesses will be created onto The Turnstones to serve the each property

Off street car parking of 3 spaces per unit (including garage) are to be provided for both dwellings in accordance with local car parking standards.

Sufficient space is available within the curtilage for waste and recyclable waste storage, which is within a reasonable carry distance of the public highway for collection.

In accordance with Part M of The Building Regulations, level access thresholds will be provided at the dwelling entrance. Within the building all requirements of Part M of The Building Regulations will be met.

9.0 Previous preapplication submission

9.1 Planning Officers comments regarding the preapplication submission dated 29.04.21

The proposal has been revised to accommodate the Planners concerns raised in relation to the previous application 20210788 as follows:

- Elevational treatment simplified to reflect the architectural style in the cul de sac, materials to be used to match adjacent properties
- Overall heights have been revised to be more sympathetic to No8 The Turnstones with further distance of an additional 650mm provided between Plot 7b and No8
- Garden areas are compliant with Graveshams requirements
- The matter of Landfill Gas will be addressed within the Building Regulations application with a full soil investigation and gas monitoring, its worthy to note that current DEFRA mapping suggest minimum impact within the site.

The proposed drawings as submitted demonstrate that the two proposed dwellings sit no closer to the street than does the existing bungalow and detached double garage.

The size/massing of the proposed dwellings has undergone further review and reduced significantly to address neighbour and Council concerns in respect of the bulk of the proposal.

The application therefore demonstrates that whilst they are equal to the larger properties on the estate they sit comfortably within the plot, this has been further enhanced by increased open space between the two plots and that of No 8 The Turnstones.

Impact upon No.8

Plot 7b is positioned no further forward than the original bungalow footprint, and there is a set-back in the south-east corner this omitting any concerns regarding overbearing or overshadowing as per the principle adopted between No 9 and 10 The Turnstones.

With the sun always being in the southern sky, No.8 will cast shadows towards No.7 but, generally, not vice versa. There will, therefore, be no overshadowing of No.8.

10.0 Conclusion

The proposal is considered to comply with the Development Plan and the NPPF, which strongly supports the more effective and efficient re-use of suitable and available land within sustainable urban areas identified for new windfall housing development.

In summary, we see no reason for objection, to replacing the existing bungalow with two 2-storey dwellings. The general design is to a high standard which fully reflects the architecture of the estate and will not be unduly prominent within, or have an unacceptable impact upon, the street scene by virtue of their scale, mass or siting.