

APPLEBY ARCHITECTS

DESIGN STATEMENT

APPLICATION FOR OUTLINE PLANNING PERMISSION
RESERVED MATTERS
MEANS OF ACCESS

at

49 GOUGE AVENUE | NORTHFLEET | GRAVESEND DA11 8DP

Prepared for Mr Rick Matthews

Ref 21307 | ISSUE P1 | MARCH 2022



APPLEBY ARCHITECTS

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section 1 the application site

section 2 the proposals

Gravesham Borough Council

the application site

1

The application site is located at

49 GOUGE AVENUE NORTHFLEET GRAVESEND KENT DA11 8DP

The site areas are as follows:

624m² | 0.16 ACRES | 0.064 HECTARES

The local planning authority is

GRAVESHAM BOROUGH COUNCIL PLANNING DEPARTMENT



SITE LOCATION PLAN

The application site accommodates a three-bedroom detached two-storey family dwelling with two off-road car parking spaces, a generous rear private garden and a detached garage outbuilding located at the rear of the site. The dwelling is accessed off Gouge Avenue (1) whilst the rear garage outbuilding is located off a shared private lane which is accessed off Coulton Avenue (2).



1

2



49 Gouge Avenue front view | existing 3-bedroom detached dwelling



Rear garage outbuilding as viewed from shared private lane accessed off Coulton Avenue

Footprint | 72m²



View from shared private lane looking towards the existing rear garage of the application site and also towards the neighbouring garage outbuilding at No 44 Coulton Avenue



View looking away from the rear garage and along the shared private lane looking towards Coulton Avenue

This application is for an **OUTLINE PLANNING PERMISSION** for the following proposed development:

DEMOLITION OF AN EXISTING SINGLE STOREY GARAGE OUTBUILDING AND CONSTRUCTION OF A REPLACEMENT SINGLE STOREY TWO-BEDROOM DWELLING

THE REDEFINITION OF THE EXISTING APPLICATION SITE BOUNDARY INTO TWO SEPARATE TITLES FOR BOTH THE EXISTING PROPERTY AT 49 GOUGE AVENUE AND THE PROPOSED NEW PROPERTY TO BE ACCESSED OFF COULTON AVENUE

The application submission seeks approval for the following matters:

- Appearance.
- Landscaping.
- Layout.
- Scale.

The following is to be a reserved matter:

- Means of Access.

The applicant proposes to acquire future ownership of part of the private shared access lane (3) to provide dedicated access to the proposed new-build dwelling off Coulton Avenue and also to make private provision for a refuse collection zone midway along the lane for Highways refuse collection also off Coulton Avenue. The refuse collection zone will be located not more than 25m from the Coulton Avenue public highway and not more than 30m from the proposed new build dwelling in accordance with approved document part H of the building regulations.

The applicant proposed to re-surface the shared access lane (3) with new paving to highways standards. We request Means of Access to be a reserved matter as we seek approval of the above strategy in principle prior to undertaking the formal legal procurement of the existing shared private lane.

We provide sufficient information within this application for appearance, landscaping, layout and scale matters to be determined within this outline application.



Proposed location plan

- 1 Revised site boundary to 49 Gouge Avenue.
- 2 Proposed new site boundary for new replacement dwelling.
- 3 Proposed extent of shared private access lane to be a future purchase by the applicant with rights of access maintained for all relevant neighbouring properties.

There have been previous applications for a proposed new building dwelling on this site which was determined as follows:

- Application : 20130578 dated 5th July 2013 | Erection of a two bedroom detached bungalow in rear garden | REFUSED 30 August 2013 | Appeal Dismissed 3 July 2014.
- Application : 20191310 dated 18th December 2019 | Erection of a one bedroom detached bungalow in rear garden | REFUSED 12 February 2020.

The reasons for refusal can be summarised as follows:

- Siting, size, bulk and massing appearing as cramped development.
- No direct access to the highway for parking and refuse collection.
- Poorly design living accommodation.
- Lack of an Ecological assessment to address the impact on the Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA).

The submitted proposals address siting and massing by locating the proposed new dwelling close to the footprint of the existing garage outbuilding and limiting the height of the new dwelling to generally 3.160m which is commensurate in height with the existing neighbouring garages.

We provide within this statement 3D massing studies of the design proposals in context with the existing surrounding structures and enhanced CGI's of the proposed dwelling demonstrating the proposed massing and materials of the dwelling design.

The proposed dwelling is orientated on the same axis as the existing garage and primary windows to habitable rooms are located to avoid any potential overlooking issues with existing neighbours and all remain over 25m clear distance between neighbouring properties.

We have divided the existing large garden area to provide appropriate external garden space for both the existing 49 Gouge Avenue property and the proposed new dwelling.

The proposal to privately adopt and maintain the shared private access lane is aimed to address highways issues relating to access for parking and refuse collection. We have allocated a car park space within the curtilage of the dwelling and also identify 2 potential additional spaces which could be allocated on the future adopted shared private access lane. The proposed new driveway has also be designed with a covered area which would be suitable for covered cycle storage.

The proposed dwelling is designed to London Design Guide standards for both level access and internal space standards.

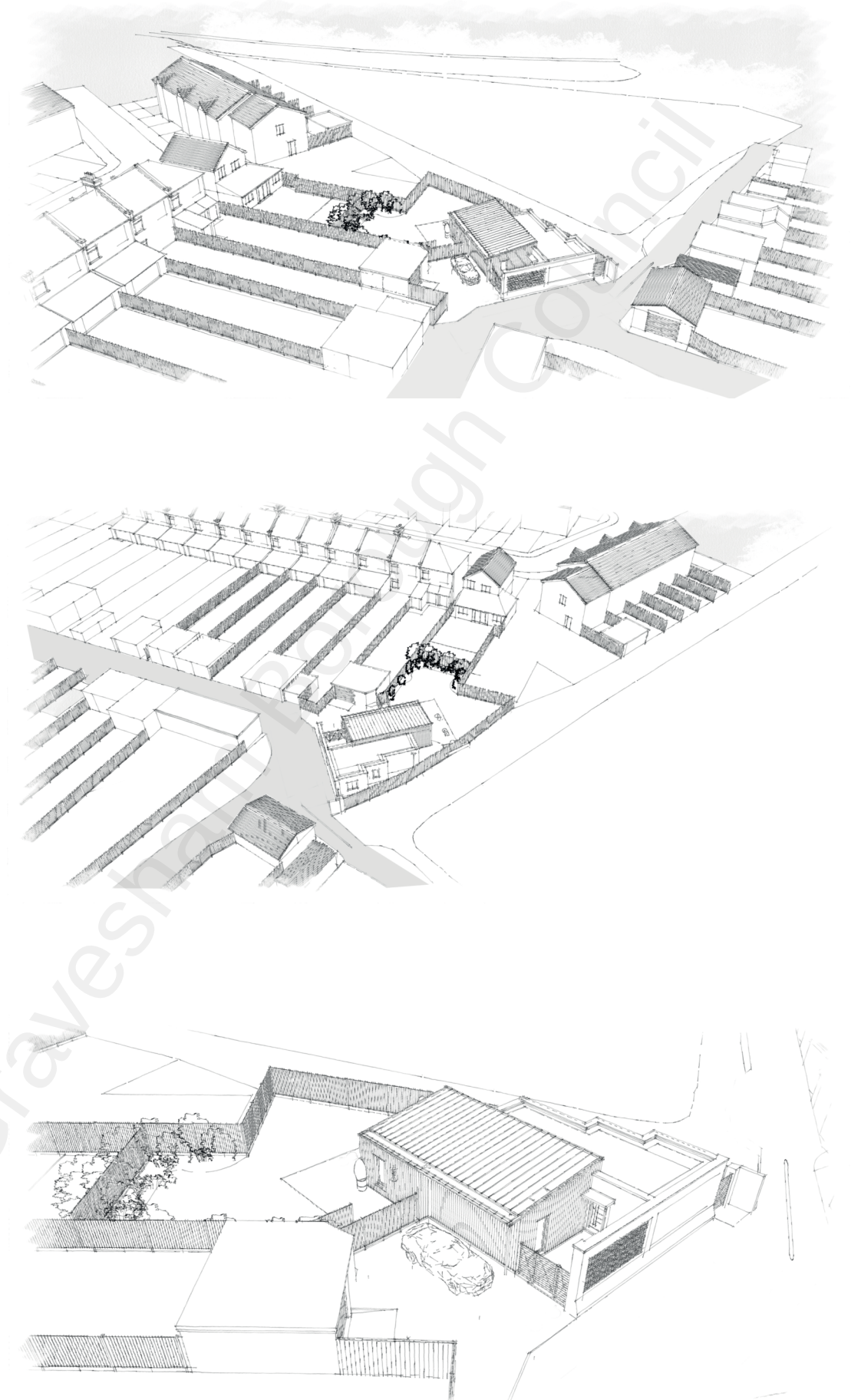
In terms of supporting reports, we will be guided by the case officer and we will commission these on request during the application process and prior to determination.

A similar pattern of residential development has been established to the rear of 44 and 46 Gouge Avenue (1) see aerial view below. This development comprises two single storey new build dwellings with modestly size rear gardens. The site as accessed directly of Gouge Avenue located almost directly opposite 49 Gouge Avenue.

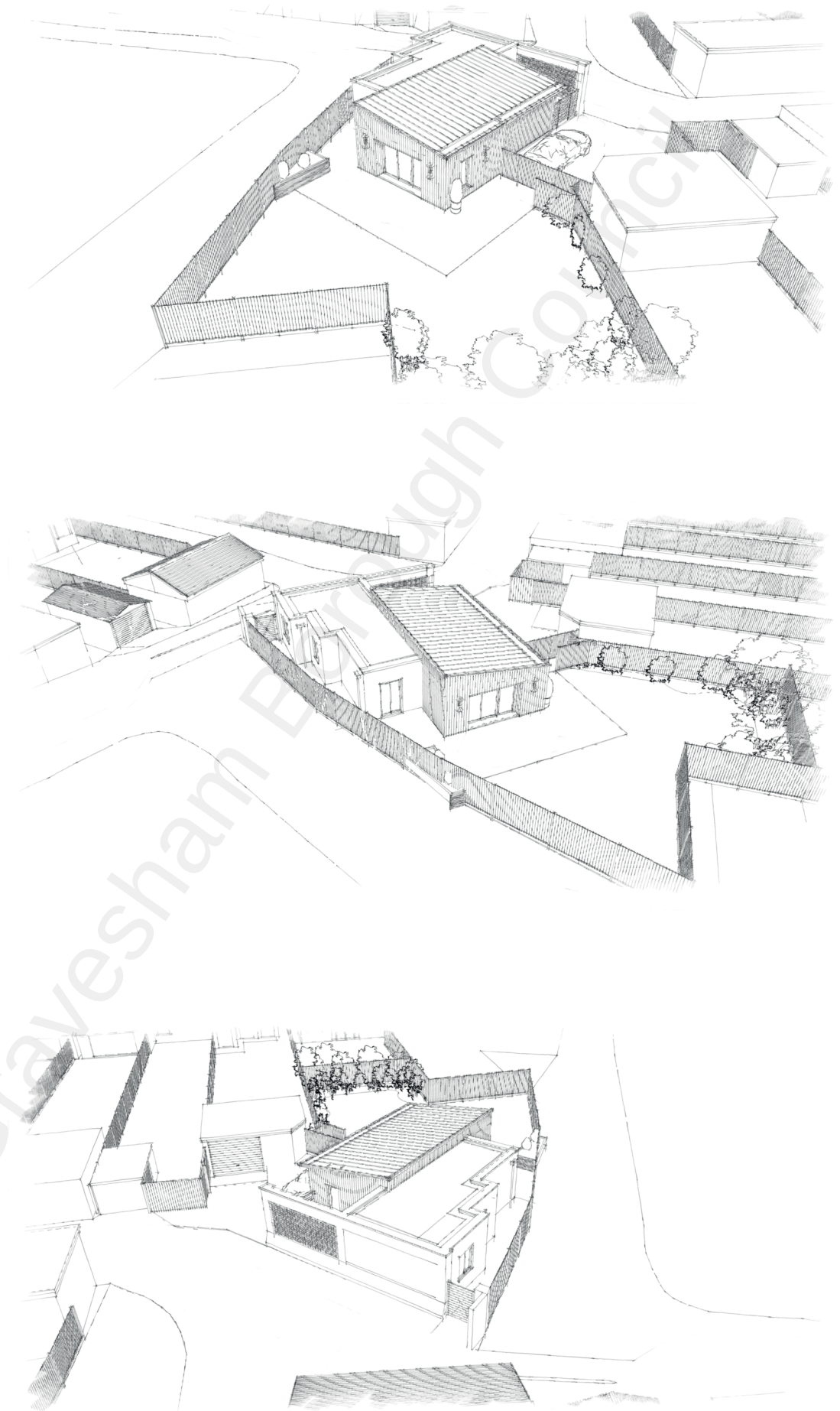
The proposals in this outline application are similar to this established pattern of development in this area and would appear to be a far less cramped form of development in comparison.



DESIGN DEVELOPMENT MASSING STUDIES



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View from Coulton Avenue shared private access lane



View of courtyard entrance to the proposed dwelling

DESIGN INTENT CGI'S INDICATING PROPOSED MATERIALS

