



**MICHAEL CONOLEY  
ASSOCIATES**

CHARTERED ARCHITECTS

**Design and Access Statement**  
**For Proposed Extensions and Alterations**  
**at**  
**40 King Arthur's Drive, Rochester, Kent ME2 3NB**

**Date: Dec 2023**

**Our ref: 1752**



## Contents

1	Introduction.....	2
2	Site Analysis .....	2
3	Relevant Planning History .....	6
4	Proposed Development .....	6
5	Relevant Planning Policies.....	12
6	Conclusion .....	15

## 1 Introduction

- 1.1 This Design and Access Statement accompanies a full planning submission for a single storey rear extension of an existing bungalow including the removal of the existing conservatory and disused chimneys, fenestration and internal alterations, new rooflights, replacement windows and associated landscaping.
- 1.2 This statement will demonstrate that:
- The proposals form a well-designed, sustainable and appropriate scheme that enhances the house and fits in well with the general pattern of development in the area.
  - The scheme will have no impact on the amenity of the neighbouring properties by way of overlooking or loss of daylight/sunlight.
  - The proposal complies with National and Local Plan policies.

## 2 Site Analysis

- 2.1 The application site comprises approximately 0.07Ha of land in the suburban town of Strood on the north side of King Arthur's Drive, east of Broomfield Park.



Fig. 1: Aerial View of 40 King Arthur's Drive – site outlined in red.

- 2.2 The site is bounded by King Arthur's Drive to the south, nos. 38 and 40a King Arthur's Drive to the east and west and the rear garden of nos.1 and 3 Lynette Avenue to the North.
- 2.3 40 King Arthur's Drive is a single storey, detached dwelling with a 31.5m long garden measured from the rear of the existing conservatory. The site is fairly flat.

- 2.4 The boundaries generally comprise close boarded fencing of differing heights, and some hedging.
- 2.5 The aerial photo above with the site outlined in red depicts the site within the context of the surrounding settlement.
- 2.6 The site is located within the built-up settlement of Strood. It is outside the Green Belt and is not in an AONB, AGLV or Conservation Area. Below is an extract of the Medway Local Plan 2003 Proposal Map with the site indicated in red.

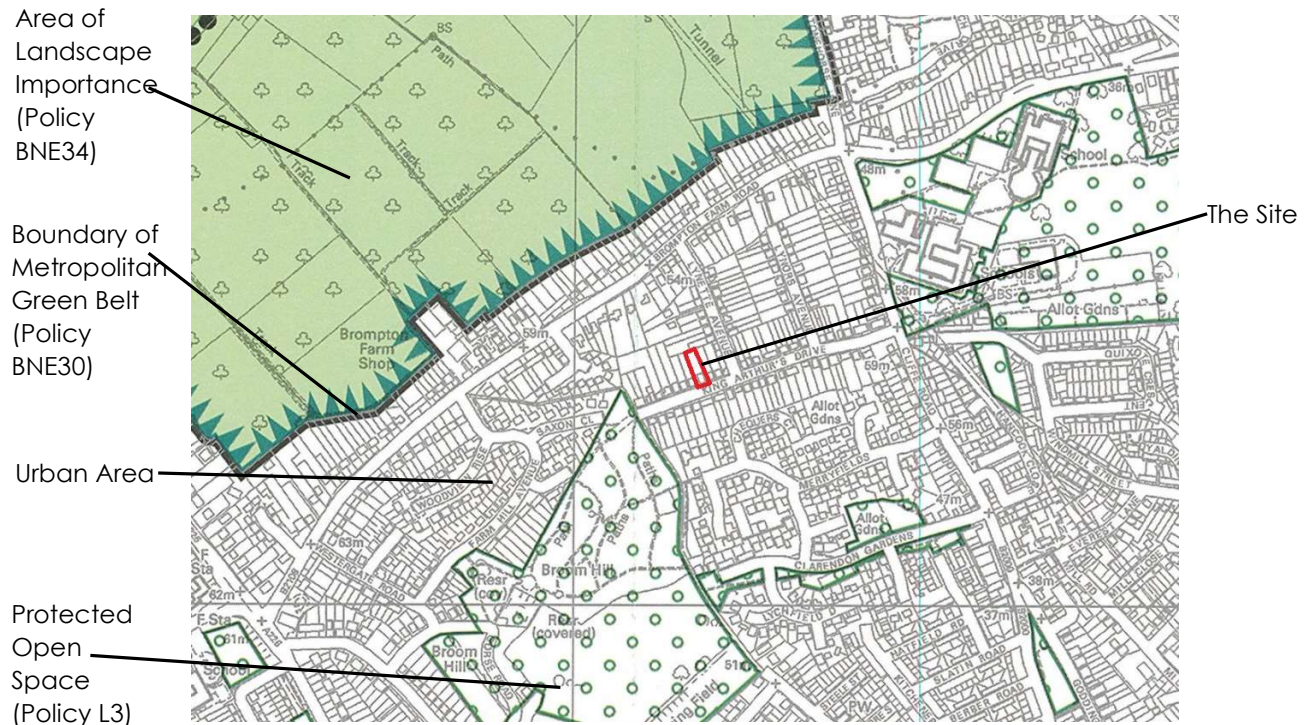


Fig. 2: Medway Local Plan 2003 Proposals Map Extract – site outlined in red.

- 2.7 The walls of the existing house are of red brick with plain roof tiles and Upvc gutters, eaves fascias and soffits. Windows are generally white Upvc with faux leading. There is a white Upvc conservatory to the rear.
- 2.8 A single garage is located to the north-west of the house, adjacent to the boundary with no. 40a. A further small outbuilding and greenhouse are positioned immediately to the north of the garage.
- 2.9 No. 38 King Arthur's Drive (KAD) to the east comprises a single storey detached bungalow with a large shed positioned at the rear, close to the boundary with no. 40. No. 40A KAD to the west comprises a two-storey chalet bungalow.
- 2.10 King Arthur's Drive has a diverse mix of house size and architectural styles, all detached or semi-detached. A large proportion of the houses have been much altered.

2.11 Below are photographs of the existing house and immediate neighbours.



Fig. 3: The existing house viewed from King Arthur's Drive. The garage to the rear of the house is visible to the left of the house.



Fig 4: Existing rear elevation viewed from the garden.



No. 40a.

Fig. 5: Existing brick garage viewed from the rear garden. The rear of no. 40a KAD is visible above the garage.



Fig. 6: Existing Outbuilding and greenhouse to the rear of the existing garage.

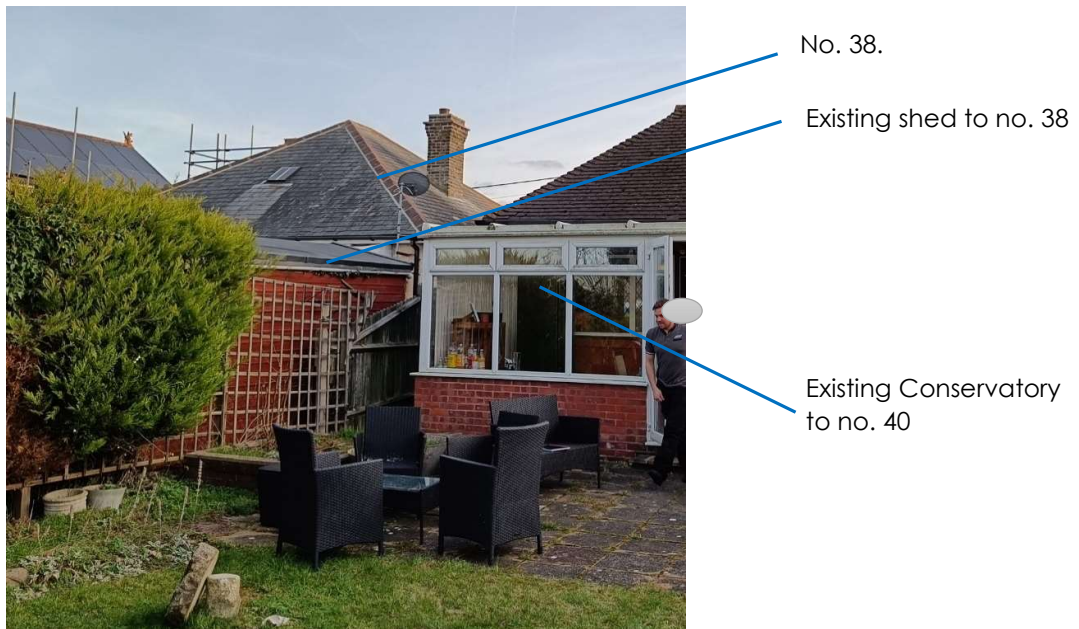


Fig. 7: Existing outbuilding/shed at no. 38 adjacent to the boundary with no. 40.

### **3 Relevant Planning History**

3.1 No planning history is available.

### **4 Proposed Development**

#### **4.1 Use/Layout**

4.1.1 The proposed development comprises the demolition of an existing conservatory and two chimneys and the erection of a single storey rear extension together with fenestration alterations, new rooflights, replacement windows, internal alterations and associated landscaping.

4.1.2 The existing internal layout has remained largely unchanged since its construction and does not suit modern living. The existing kitchen, conservatory and two of the bedrooms are undersized.

4.1.3 The proposal re-orders the interior to provide a larger master suite and third bedroom and a snug. The conservatory is removed and replaced with a larger rear extension which houses an open plan kitchen and dining room with views to the garden and open to the existing living room. The result will be a house more fitting for a family.

#### **4.2 Materials**

4.2.1 Materials used will generally match those of the existing house including red bricks to external walls and plain tiles to the pitched roofs. Windows to the rear extension are to be black Upvc or painted/coated metal. Where existing windows are to be

replaced this will be in white Upvc without faux leading. The rooflights will be metal Velux or similar. All materials are indicated on the proposed drawing 1752/P-01.

#### 4.3 **Amount and Scale**

- 4.3.1 The existing house has a gross internal floor area (GIRFA) of 94.2m<sup>2</sup>. The proposed extended house would have a GIFA of 117.7m<sup>2</sup>. The increase in GIFA is therefore 23.5m<sup>2</sup>.
- 4.3.2 The proposed rear extension extends beyond the rear wall of the original dwelling by 6m. The existing conservatory projects 2.8m, therefore the increase in depth is 3.2m.
- 4.3.3 The proposed rear extension is 6.8m wide. The existing conservatory is 5.2m wide, therefore the increase in width is 1.6m.
- 4.3.4 The proposed extension is 4.4m high to the ridge (from the highest adjacent ground level) and the eaves aligns with the existing. The drawings demonstrate that the proposed eaves and ridge of the extension would not project higher than the existing and it would not be visible from the street scene.
- 4.3.5 The rear wall of the proposed extension aligns approximately with the rear of the large outbuilding/shed to no. 38 as shown on the site plan on drawing 1752/P-01.
- 4.3.6 There is an appropriate reduction in scale towards the garden with the ridge set well below the main and secondary ridgelines of the existing building as shown on the proposed east and west elevations.
- 4.3.7 A generous garden would still be provided with the proposed extension in place.
- 4.3.8 The scale of the proposal is clearly shown on the proposed site plan, floor plans and elevations on drawing 1752/P-01.

#### 4.4 **Appearance**

- 4.4.1 The materiality of the proposed extension matches the existing. Subtle eaves and verge detailing are secondary to the main house. A gabled design allows a simple pitched roof form with the intention of vaulting the ceiling internally above the kitchen and dining room. Rooflights provide daylight and sunlight into the north facing extension.
  - 4.4.2 The rear patio doors and windows to the extension are to be in black Upvc or metal. These will not be visible from the street which in any event has a mix of window colours and styles.
  - 4.4.3 The fenestration changes are to suit the changes to the internal layout and are minor. Replacement windows will be white Upvc to match the existing but without faux leading.
-



4.5 **Access**

- 4.5.1 Vehicle and pedestrian access are from the driveway and gates to the south and will remain unchanged. Parking provision is not altered as part of the proposal.

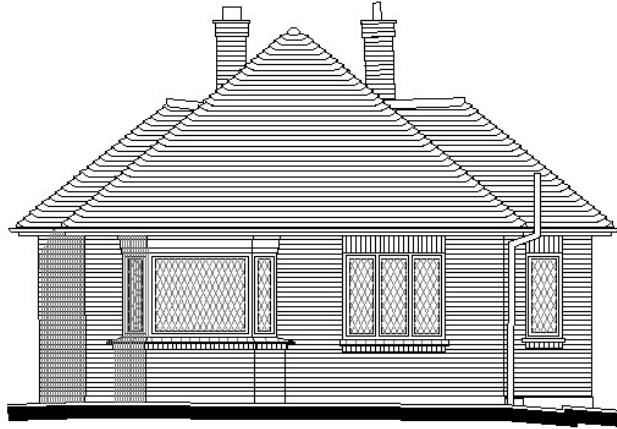


Fig. 8: Existing South Elevation

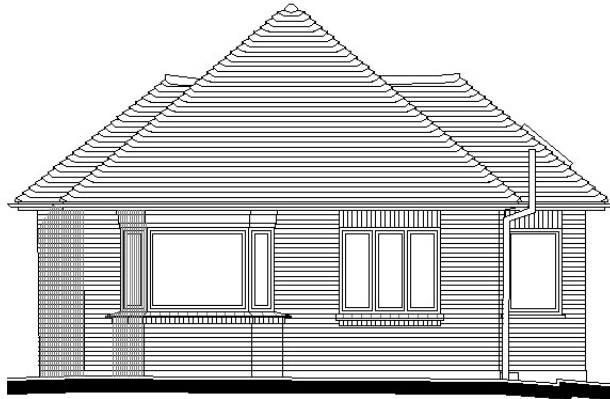


Fig. 9: Proposed South Elevation



Fig. 10: Existing North Elevation



Fig. 11: Proposed North Elevation

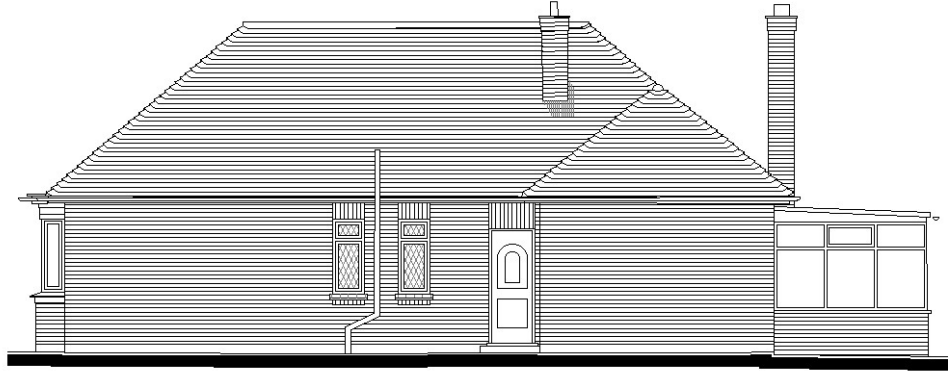


Fig. 12: Existing East Elevation



Fig. 13: Proposed East Elevation

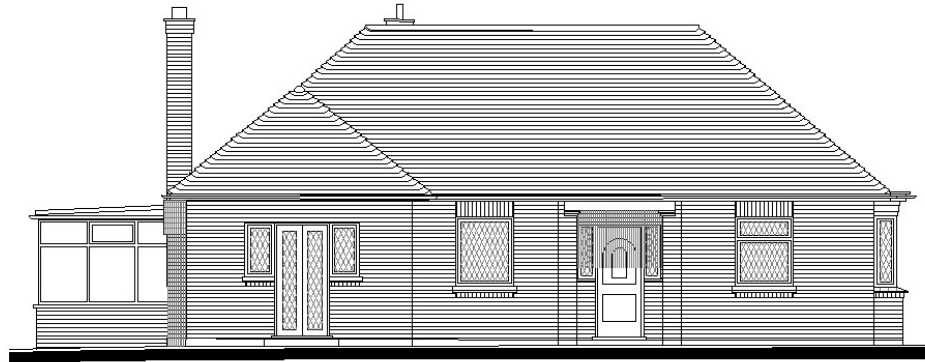


Fig. 14: Existing West Elevation



Fig. 15: Proposed West Elevation

#### 4.6 **Trees**

4.6.1 No trees will be impacted by the proposals with none within close proximity to the proposed extension.

#### 4.7 **Flood Risk**

4.7.1 According to Environment Agency mapping, the site is in Flood Zone 1 and therefore has a low probability of flooding.

#### 4.8 **Landscaping**

4.8.1 A modest patio area will be provided at the rear of the proposed extension.

#### 4.9 **Waste**

4.9.1 Waste Storage will remain as existing.

## 5 Relevant Planning Policies

5.1 The relevant planning policy comprises both national planning policy and the statutory development plan.

### 5.2 National Planning Guidance – National Planning Policy Framework

5.2.1 Paragraph 131 of the NPPF requires good design which is a “key aspect of Sustainable Development”.

5.2.2 Paragraph 124: “The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”.

5.2.3 Paragraph 135(b) & (c) goes on to state that: “Planning policies and decisions should ensure that developments:

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...”*

5.2.4 As explained in section 3 and in relation to Local Policy, the design has been carefully considered in relation to the existing dwelling, the site and surrounding context.

5.2.5 Paragraph 133 notes: “To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes.... Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place and should allow a suitable degree of variety.”

5.2.6 Medway Council currently have no supplementary planning guidance for the design of domestic extensions.

### 5.3 Local Planning Policies – Medway Local Plan 2003

5.3.1 Medway are currently working on the new Local Plan and are aiming to publish a draft plan in 2024 with plans to adopt in 2025 subject to further consultations and examination.

5.3.2 The current development plan for Medway is made up of the saved policies from the Medway Local Plan 2003

#### Design

5.3.3 In para. 3.4.4, the local plan requires that:

---

*"Extensions and residential infill development should not appear as afterthoughts nor dominate the original and adjacent building. They should not result in the over development of plots nor unduly reduce available garden or amenity areas. It is, therefore, necessary to control their design in terms of height, depth, mass, scale and materials to respect the appearance of the street scene and the character of the area".*

5.3.4 Policy BNE1 (General Principles for Built Development) states:

*"The design of development (including extensions, alterations and conversions) should be appropriate in relation to the character, appearance and functioning of the built and natural environment by:*

*(i) being satisfactory in terms of use, scale, mass, proportion, details, materials, layout and siting; and*

*(ii) respecting the scale, appearance and location of buildings, spaces and the visual amenity of the surrounding area...."*

5.3.5 The proposal is of an appropriate scale and, being single storey and flanked by existing built forms on and off site, will have minimal impact on the immediate neighbours and surrounding area. The extension is also subordinate in scale to the host building, not visible from the street scene and therefore does not dominate the existing built form.

5.3.6 The use of materials and detailing are sensitive to the host dwelling as noted in item 4.2 above.

5.3.7 There is a mix of hipped and gabled roofs along King Arthur's Drive with various forms of rear extension and therefore the proposal fits well into the character of the area and respects the character of the existing dwelling, notwithstanding that it would not be visible from the street.

5.3.8 The resulting plan of the house is not unduly large in comparison to its host, other houses on the street and in the immediate and broader surrounding area.

5.3.9 The existing plot is long with a garden measuring approximately 31.5m taken from the rear of the existing conservatory. The new extension only projects a further 3.2m. Therefore, the available garden will not be unduly reduced and is still a generous 28.3m in length.

5.3.10 The above is clearly demonstrated on the application drawings.

#### Amenity

5.3.11 In para. 3.4.11, the local plan notes that:

*"The council will..... resist development which would result in damage to the amenity of those people occupying property close to new development. Overlooking from public rights of way, play areas and neighbouring properties should be taken into account. The layout and orientation of buildings should take advantage of sunlight and should not block daylight to habitable rooms of*

---

*neighbouring dwellings nor dominate and enclose adjacent property. The council will also seek to protect the occupants of proposed development who might suffer from the impact of existing activities by requiring amelioration measures through the use of planning conditions."*

5.3.12 Policy BNE2 (Amenity Protection) notes the following:

*"All development should secure the amenities of its future occupants, and protect those amenities enjoyed by nearby and adjacent properties. The design of development, should have regard to:*

*(i) privacy, daylight, and sunlight; and*

*(ii) noise, vibration, light, heat, smell and airborne emissions consisting of fumes, smoke, soot, ash, dust and grit; and*

*(iii) activity levels and traffic generation."*

5.3.13 The proposed extension will result in no overlooking or loss of privacy. There are no windows on the side elevations of the extension and the rear windows of the extension are over 28m from the rear boundary. Bathroom windows on the east elevation will be obscure glazed.

5.3.14 No. 38 KAD is approximately 3.45m away from the existing house and proposed extension, which is single storey and has a pitched roof. The majority of the rear elevation of no. 38 is glazed. The proposed extension would therefore not cause an unacceptable loss of daylight or sunlight to no. 38 even without the neighbour's large existing outbuilding/shed in place. The existing outbuilding/shed however clearly has a much greater impact on daylight and sunlight received by no. 38 than the proposed extension.

5.3.15 The rear of No.40a is approximately 7.3m from the proposed extension and the existing garage is located between no. 40a and the extension, therefore there would be no impact on daylight or sunlight to no. 40a.

5.3.16 Because the proposal is single storey and due to the location of the garage and outbuildings on and off site and the fact the properties are detached, the proposed rear extension will not be overbearing or impact the outlook of the adjoining properties.

5.3.17 The birds eye view of the site and neighbouring houses shows the relationship of the houses and outbuildings described above.



Fig. 16: Birdseye view of the site and neighbouring houses as existing (Source: Google Maps).

## 6 Conclusion

- 6.1 The size, location and appearance of the extensions have been carefully considered to fit well with the existing house and surroundings.
- 6.2 The conversion and alterations have no detrimental impact on the street scene or the character of the area.
- 6.3 The proposed development will not be materially detrimental to surrounding residential amenity and will not result in the loss of daylight, sunlight, outlook or privacy of any neighbouring property.
- 6.4 The proposal complies with national policies and with local plan policies BNE1 - *General Principals of Built Development* and BNE2 – *Amenity Protection of the Local Plan*.
- 6.5 For the reasons set out above, we commend this application to you for approval.