

Penfold Project Services

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PLANNING STATEMENT

15 ARCADIA ROAD, ISTEAD RISE
GRAVESEND, KENT, DA13 9EH

CONVERSION OF ROOF SPACE INTO HABITABLE ROOMS
INCLUDING INSTALLATION OF VELUX BALCONY
ROOFLIGHTS INTO REAR ROOF SLOPE

EXISTING PROPERTY

An application for the Demolition of the existing dwelling and erection of new 4-bedroom dwelling including laying out of the front garden as hardstanding and extended vehicle crossover to create vehicular access (Application No 20220261) was granted consent on 28 April 2022.

Work on these proposals was commenced with the demolition of the existing dwelling in July 2022 and the erection of the new dwelling August 2022.

The shell of the new dwelling has been erected including the installation of the new roof.



REAR VIEW OF PARTIALLY COMPLETED NEW DWELLING

It has now been realised that the area created within the roof space is quite considerable and by installing an additional staircase between the first floor and roof space access and Velux Cabrio balcony system windows into the rear roof slope to provide natural light and ventilation, two additional rooms can be created.

The overall volume of the dwelling will not be increased by the inclusion of these proposals.



VELUX CABRIO BALCONY SYSTEM

An application is therefore submitted for a **minor material amendment** to approval reference 20220261 for the: -

Conversion of Roof Space into Habitable Rooms including Installation of Velux Balcony Rooflights into Rear Roof Slope