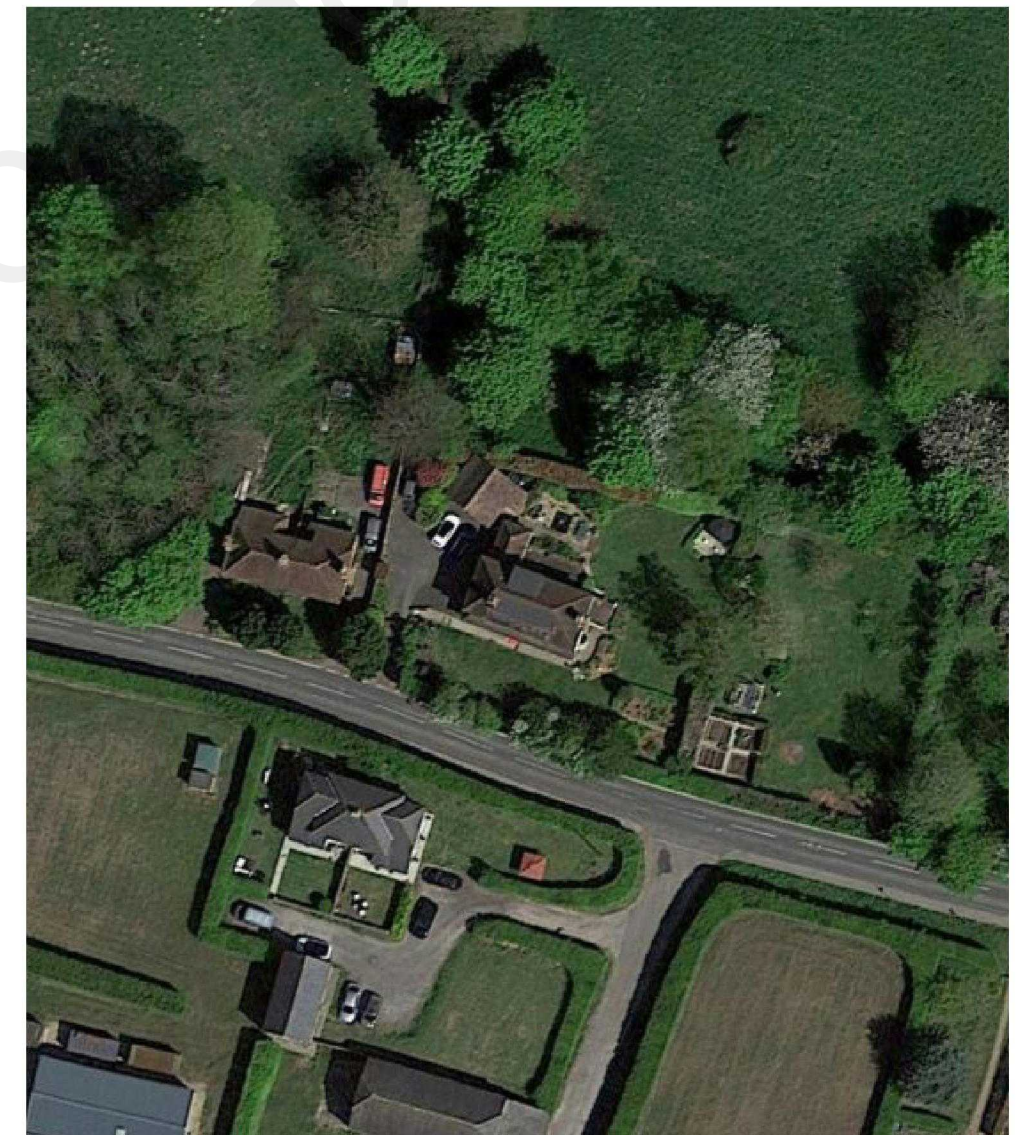




November 2021

Householder planning & demolition in a conservation area.

Introduction

This report has been prepared on behalf of Tony and [REDACTED] Rice, the owners of Greenhedges, Cobham, Gravesend, DA12 3DD.

The house is an early 20th century detached house.

Proposal & Use

The proposal is to extend a portion of the existing extension towards the garden behind the house. Permission is also sought for new side entrance with a new porch.

Currently, there is a step down into the existing extension. The spaces consist of a utility room, storage cupboard and access to the garden.

The proposal will raise the floor level in order to meet that of the main house, this allows for better circulation though the main house to the extension.

An open planned kitchen will be installed in the extension. Entry to garden is gained from the sliding doors to the south-east elevation.

On the roof of the extension, a crown roof has been suggested. This is to ensure that a consistent roof pitch is achieved. This will ensure visual continuity.

The first-floor window will be altered in order to allow better access for cleaning the roof light.

The proposed will be shielded behind the main house, reducing the impact of its surroundings. It cannot be seen from the street.

Scale & Amount

The Sqm of the existing extension is 15 Sqm. The Sqm of the proposed is 20.7, with the proposed extension the gained space is 5.7 Sqm.

Appearance

Tile hung roof with a render & brick plinth facade is proposed to match that of the existing. Aluminium door and window frames are proposed. A roof light will be installed within the crown roof.

Access & Parking

There will be no change to the current access and parking arrangements on site.

Landscaping

A new porch is (1.8m x 1.93m) is proposed in the location shown on the site plan (321(GA)020) with a maximum height of 4.5m at the ridge and 2.9m at the eaves. There will be no other change to the external areas.



Existing garden elevation



Existing aerial view