

Design & Access Statement

Use
Residential. The proposal is to build a first floor extension over an existing single storey store to the side of the house, convert the roof space into a bedroom, and build a single storey flat roofed extension to the rear

Amount
The existing house and stores total 106 m² of gross internal area. The proposal is for an additional 44 m² at ground level, 8m² at first floor, and a conversion of 24m² within the attic, 182 m² in total. The additional area (76 m²) is used to increase the living and kitchen space and add a bedroom.

Scale
The existing house has a steeply pitched hipped main roof that continues over the ground floor stores as a 'cat slide'. The proposal will remove the catslide and continue the main roof to a gable facing no.6. The new roof ridge will match the original main roof which will be retiled to make an homogenous elevation. The rear extension is just a single storey.

Layout
The existing living space facing the garden to the west is extended, and the kitchen is expanded and included within this. A small 2nd living area is formed alongside. The existing 'box' room (3rd bedroom) at first floor is used to accommodate a staircase within the existing section profile to the attic. The attic is extended to the rear by way of a wide dormer window to provide a good sized bedroom. The attic formed beneath the new side roof is used as an en-suite bathroom.

A new porch is proposed of a similar form to that on no.4

Appearance
The rendering to the front elevation will ensure the extension is visually distinct from the original house, ensuring the history is apparent. The hipped roof line remains so the roof over the pair is still symmetrical. The extension is similar to that of the adjacent house, number 6, whose roof was extended in the same plane as the original. At number 6, the front wall is set back, but this is out of character with nos. 7 & 8. Keeping the eaves the same depth is preferable to retain the original character, and rendering the extension provides the visual legibility. Several of the neighbours have rendered side portions.

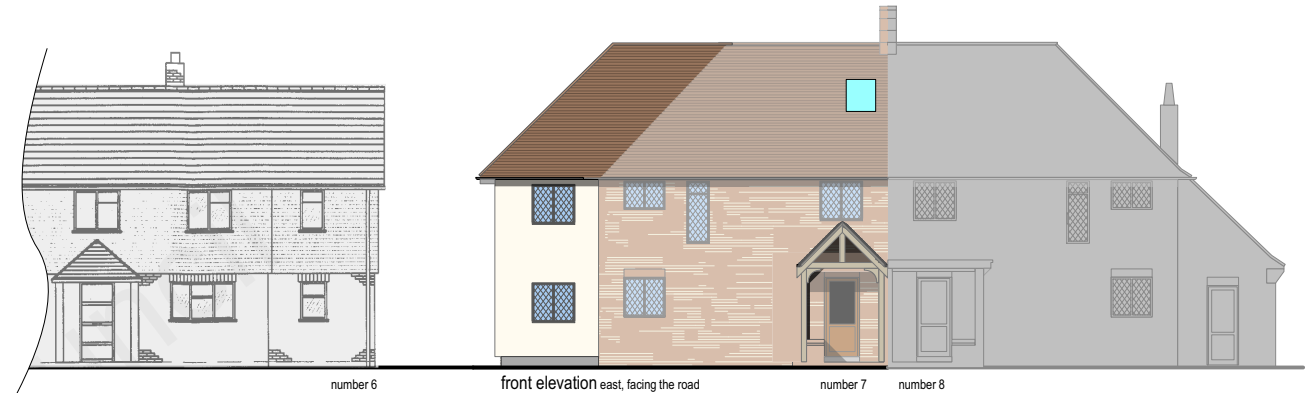


number 6 roof extension adjacent continues the original roofline

Affect on Neighbours.
The proposed extension does not add any overlooking of neighbours and does not extend beyond the rear elevation at first floor of either nos.6 or 8.

Landscaping
A small area of shrubs to the front boundary will be removed to allow the provision of 2 car parking spaces within the front garden. This will still leave half the width as a soft planted verge and more than half the front garden as soft landscaping.

Access
A new paved area to allow 2 cars to pull off the road and park is proposed. David Street is quite variable in width, but at this point it is 7.2m wide so pulling in and out of these spaces will be easy. It is a quiet lane with little traffic, and existing informal road side parking reduces traffic speed.



street elevation

Planning Statement

The extension has been approved under planning ref. 2024 0708, albeit with the front wall and roof slightly set back.

This is a retrospective application to seek approval for the extension as built, with the wall and roof in line with the original. Although this deviates from the guidelines for extensions issued by Gravesham BC, there are special circumstances that should be taken account of which should make this acceptable:

- the homogenous extension of the roof is similar to that approved for the neighbour at no.6
- setting back the wall creating a deep eaves as seen at no.6 will dilute the original character of the pair of houses
- rendering the extension wall is a method of making the extension subservient to the original by highlighting the smaller area against the original brick facade.
- the original house is of little architectural merit, although the simple hipped roof and plain bricks give it a distinctive mid-20th century social housing character, which will not be diluted by the extension.

Although adding 1 sqm at both the ground and first floors, the total floor area of the extension is smaller than that approved as the attic floor does not step down as originally envisaged, so the the floor area over 1.5m headroom is 6sqm less than that approved. The extension as built is therefore 4 sqm less than previously approved.

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