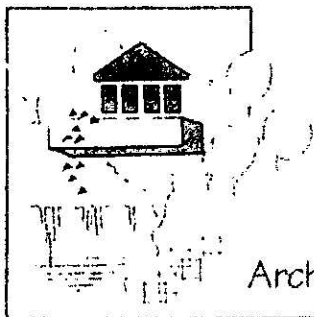




The Spinney
Manor Drive
Fawkham
Kent DA3 8NB

Tel. & Fax: (01474) 703602

Architectural Projects

Peter Thomas MCIAI

APPENDIX 'B'

[Pages 1 – 5 refer]

June 2022.

PROPOSED EXTENSIONS TO 'BLACK HORSE COTTAGE' ROUND STREET COBHAM
['HOUSEHOLDER PLANNING APPLICATION' : 17th June 2022 refers]

GROSS FLOOR AREA CALCULATIONS:

The attached calculations [sheets 2 - 5 inc] confirm that the proposed extensions do not exceed one-third of the original floor area of the dwelling measured over external walls and are in accord with GBC's Policy.

Gross floor area of existing dwelling: 145 sq.m.

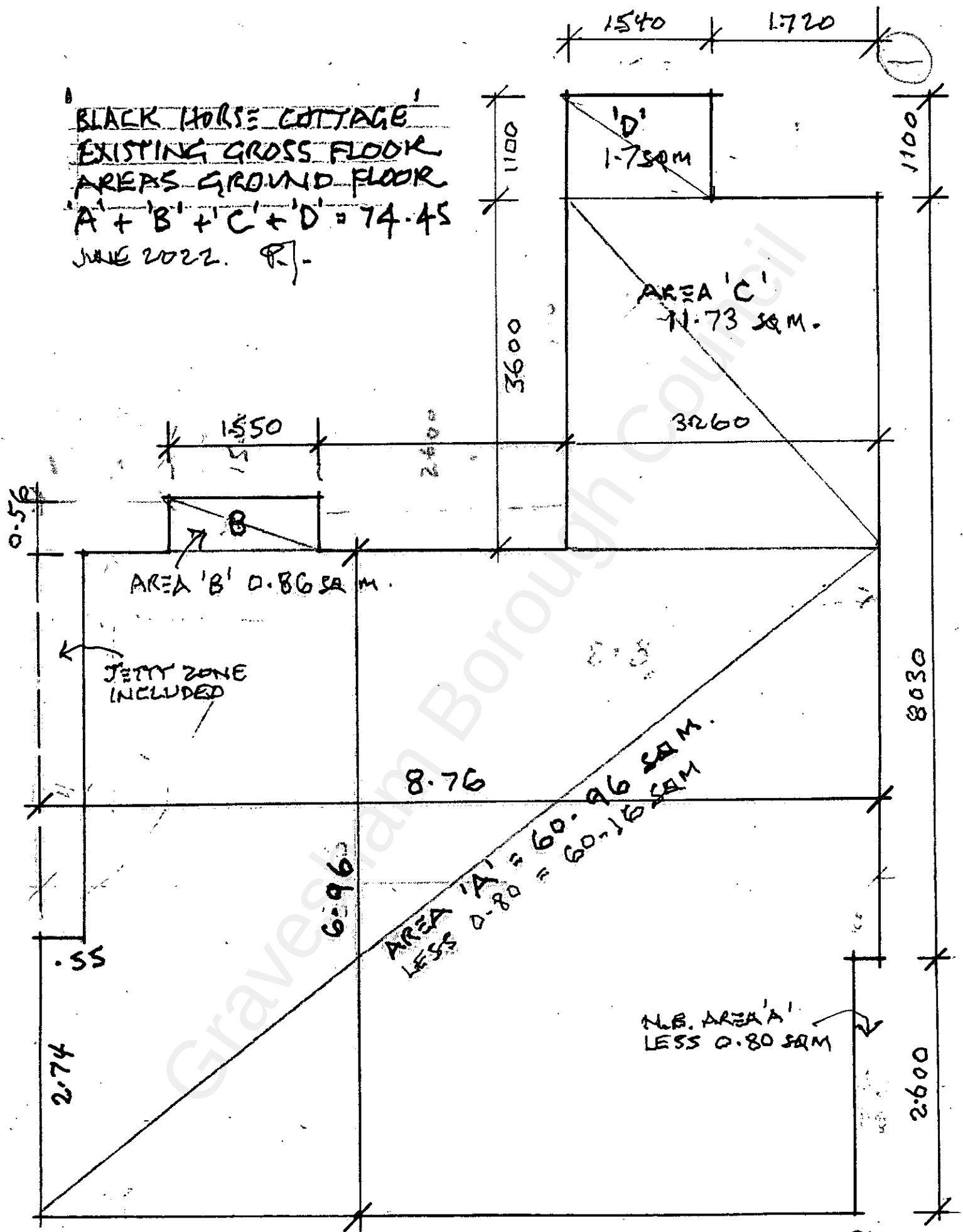
One third allowance under GBC Policy 48.4 sq.m.

Total area of proposed extensions 39.43 sq.m.

Therefore the proposed extensions are approx 27% of the gross floor area of the original dwelling and under the 'one-third' allowance and comply with GBC's Policy in the Green Belt.



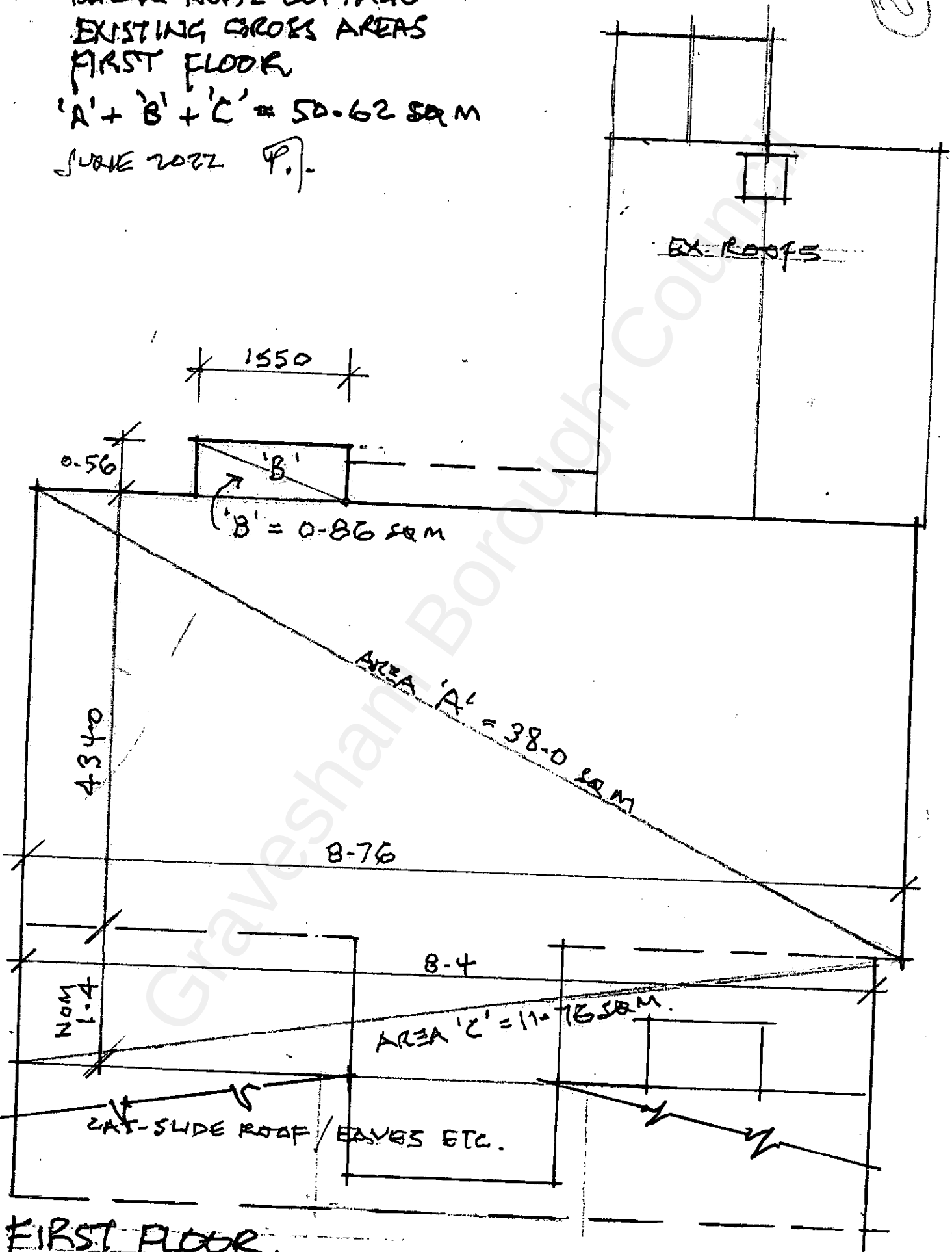
BLACK HORSE COTTAGE
 EXISTING GROSS FLOOR
 AREAS GROUND FLOOR
 $A' + B' + C' + D' = 74.45$
 JUNE 2022. R].



GROUND FLOOR FOOTPRINT AS EXISTING.

2

'BLACK HORSE COTTAGE'
EXISTING GROSS AREAS
FIRST FLOOR
'A' + 'B' + 'C' = 50.62 SQ M
JUNE 2022 P.



'BLACK HORSE COTTAGE'

TOTAL GROSS FLOOR AREAS EXISTING DWELLING.

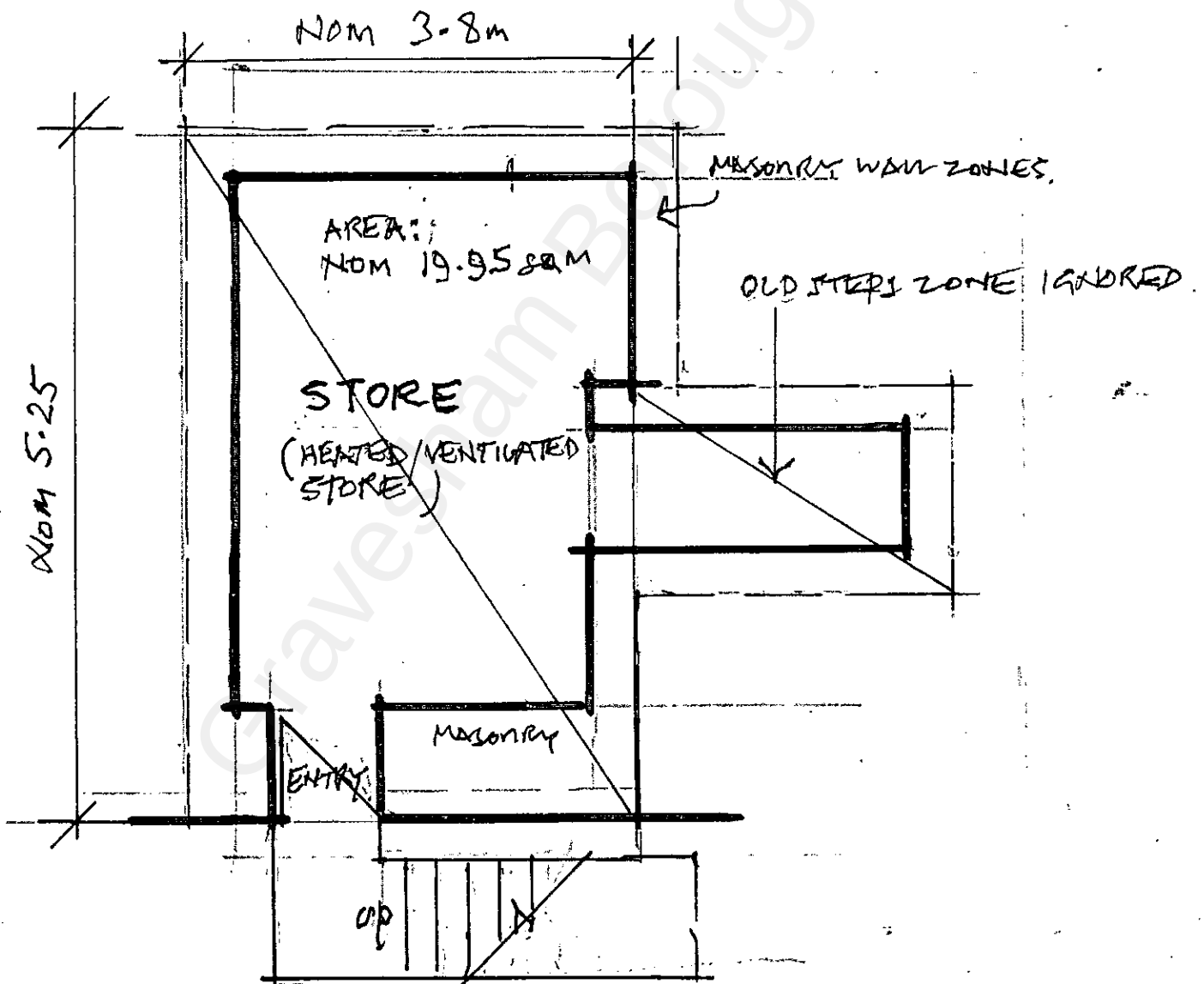
GROUND FLOOR 74.45 SQ.M.

FIRST FLOOR 50.62 SQ.M.

CELLAR/STORE 19.95 SQ.M.

TOTAL 145 SQ.M

ONE THIRD = 48.4 SQ.M AS G.B.Z. POLICY.



CELLAR PLAN/STORE

BLACK HORSE COTTAGE PROPOSED EXTENSIONS GROSS FLOOR AREAS

'A' = 14.49 SQM

'B' = 9.54

'C' = 7.64

'D' = 9.45

41.12

1.69

39.43 SQM

3090

4690

3255

2345

AREA 'C' = 7.64 SQM

PROPOSED KITCHEN
EXTENSIONS

1540

1100

AREA 'B' = 10.44 SQM

TOILET ZONE TO
BE DEMOLISHED
1.69 SQM

3260

EXISTING KITCHEN

3150

3000

AREA 'D' = 9.45 SQM
PROPOSED BEDROOM

3035

225

1200

3145