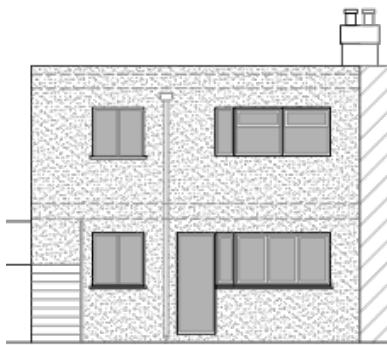


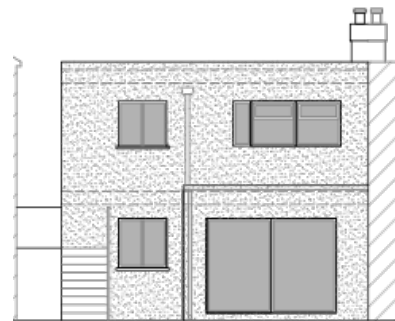


Design & Access Statement

Statement in support of a planning application



EXISTING



PROPOSAL

Propose Development:

Erection of a single storey rear extension

66 ST. MARK'S Av. Gravesend DA11 9LW

Client: Mr Petar MILCHEV IVANOV

Date: 01-09-2023



Brief

This application is submitted on behalf of: Mr. Peter IVANOV (owner)

The property is one family dwelling and appears to be similar to the other residential property of the street. This dwelling is solely used by single owner, and it is quite small and does not have a dedicate living area.

The property is a single-storey property and is not located in conservation area.

A similar application has been submitted on 13Jun2016 and received decision Permitted

Design

The proposal consists in the construction of a new single storey rear extension to accommodate a more appropriate living space.

The proposal will extend within 3 m from the rear elevation to the main body of the house to match the existing neighbour's rear extension.

The height of the extension will be 3.00 m.

The new extension has a flat roof.

Materials

Roof: Flat roof will be finished in GRP.

External Walls: Load bearing walls will be finished to match the existing.

Doors and Windows: White UPVC

Access

Access to the property will not be altered because of this application.

Flooding

The property is found within a low flood risk zone.



Conclusion

This planning statement clarified the design principle of the proposed plan and explained how it should be considered in line with the Gravesham Borough Council planning policy.

The design and appearance of the proposed extension would not have an overbearing impact, loss of light or privacy to adjoining property.

The proposal will not appear out of place in the original residence, and it will not appear too prominent in the street scene.

The proposal is designed to be sympathetic to the host dwelling and is similar in design to other developments in the area.