

Planning Statement for Prior Approval

Proposed Six-Metre Rear Extension

**37 Truro Road,
Gravesend,
DA12 5RG**



Dream Design Develop Ltd

020 8638 5491

info@dreamdesigndevelop.co.uk

www.dreamdesigndevelop.co.uk

1. Introduction

This planning statement supports the application for prior approval of a proposed six-metre rear extension at 37 Truro Road, Gravesend, DA12 5RG, in accordance with the General Permitted Development Order (GPDO).

2. Site Description

37 Truro Road is a terraced house located in a residential neighbourhood of Gravesend. The property has undergone previous extensions, which are key to understanding its present configuration and proposed developments.

3. Proposal

The application details a six-metre extension to the rear of the house, aimed at enlarging the kitchen and dining areas. This extension is designed to improve the functionality and enjoyment of the living space for the occupants.

4. Justification

The need for the extension arises from a desire for a more spacious living environment that can better accommodate daily activities and enhance the quality of life for the residents.

5. Historical Context

The property has a notable history of modifications, including an outbuilding that was later integrated into the main house structure as a kitchen. Historical configurations of the property can be visually confirmed through Google Earth imagery, which shows the transformation over time.

6. Compliance with Local Planning Policies

This proposal has been crafted to conform to the local development framework, ensuring it respects the architectural style and spatial character of the neighbourhood.

7. Detailed Compliance with Permitted Development Regulations

The proposed extension has been meticulously designed to ensure full compliance with the specifics of Permitted Development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015, specifically Part 1, Class A:

- **Extension Limits:** The extension does not exceed six metres in depth from the original rear wall of the terraced house, adhering to the maximum allowed for terraced and semi-detached homes.
- **Materials:** Materials proposed for the extension will closely match those used in the existing structure to ensure aesthetic continuity.

- **Height Restrictions:** The height of the extension will not surpass the tallest part of the existing roof, nor will it extend beyond the roof pitch.
- **Design Considerations:** The design avoids the inclusion of balconies, raised platforms, or verandas, which are not permitted under PD rights.

8. Conclusion

We respectfully submit this application for prior approval, confident that the proposed six-metre rear extension at 37 Truro Road meets all necessary criteria under the GPDO for Permitted Developments. This extension will provide significant benefits to the occupants whilst maintaining the character and integrity of the existing residential area.