

Planning Statement

Construction of two storey side extension and a rear single storey extension to create 1 additional bedroom with en-suite + a study area upstairs as well as an open plan kitchen dining area on the ground floor and moving the downstairs WC.

**10A Hillside Drive, Gravesend , Kent, DA12 1NY
ME1 3YF.**



**Prepared by
DKM Consultants LTD
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Planning Statement

Introduction

A simple planning statement is all that is required here for a House Holders planning application, to create a side extension and rear extension to an existing 4 bedroom house.

There are no Grade I or Grade II Heritage structures within 0.5 miles so a heritage statement has not been done.

The property is not in the conservation area and therefore materials will not needed to be conditioned if matching existing.

The building has had some small additions over the years. An infill extension to the ground floor to create the kitchen area there now, a small rear extension used as a boot room/utility which is to be demolished.

The aim is to extend to the side of the building with a double storey extension 3m and mirror the other side of the building. Down stairs there will be a larger open plan kitchen with room for a utility room and pantry. The ground floor is also having a new porch and relocating the WC to one of the front rooms and making the rest a small home gym. The first floor a master suite is to be added and this will include moving some of the existing internal walls to make some of the other bedrooms slightly bigger and make the top of the stairs more open. The existing dormers will be raised slightly to provide better head room whilst upgrading them at the same time as there is no insulation in them.

The final scheme fits nicely on the plot as the plot is much larger than most on the street. It does not affect parking with 5 off road parking spaces on the drive and a garage that can take two cars.

The property enlargement is in keeping with the design of the rest of the house with materials matching and does not shadow or over look anyone.

There are trees in the site and these are not a problem, one fruit tree will be removed as it is very old , leaning and looks to be ill. This make even have been removed before the planning is submitted and there are no TPOs on the site.

The plot is large enough to have the two storey building, with rear small projected ground floor extension has bi-folds in and modern flat roof in contrast to the rest of the building.

The new floor plan will now meet the requirements of a modern family home. The client has three children and all want their own rooms (2 en-suites – one original), a parents master suite and a small guest room complete the requirements upstairs. The family are out going and enjoy sport so a gym, a kids play room and formal dining and living room complete the requirements down stairs.

The documents submitted are as follows:-

- Existing GA s 1:100
- Proposed GA s 1:100
- Existing Elevations 1:100
- Proposed elevations 1:100
- Location plan 1:1250
- Block Plan existing 1:200
- Block plan Proposed 1:200

The new extensions do not shadow any surrounding structures.

Most of the existing end properties on the street have already been extended to the boundaries and at the rear, most with double storey extensions, others with single extensions.

Regards

David Meaney