

Design & Access Statement

Supporting document Ref: 400 - DA01

Applicant:

N.Poole

Application Site:

Applegarth 41 Forge Lane Higham Rochester Kent ME3 7AJ

Application Summary:

Design Changes to Approved Scheme for main house only:

The new owners of 41 Forge Lane have commenced the works in regard to the approved permission and now wish to make some amendments to the Approved Planning Application to undertake some changes which they feel are more appropriate to their family requirements with regards to the main house only. They have undertaken preplanning consultation with Gravesham in this regard. The new application drawings have been amended in response to this advice prior to this submission. The owners are keen to work with Gravesham to achieve a positive outcome.

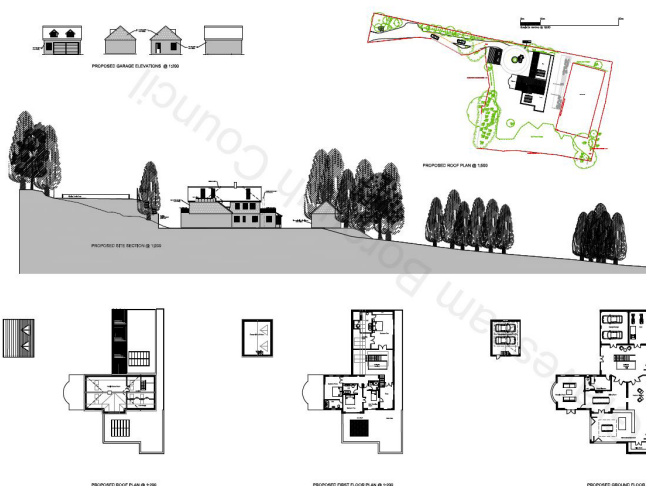
The owners wish to retain all existing permitted works relating to the access driveway, parking, new garage and landscaping. These permissions would need to remain in place if any subsequent approval was given for the changes to the main house.

Planning Permission was approved in June 2018 Ref: 20180437

Description:

'Proposed side and rear extensions, conversion of roof to create gable ends, removal of existing bay with hipped roof. Partial demolition of garage and addition of 2 car detached garage side extension with room above. Improvements to driveway access and general landscaping'





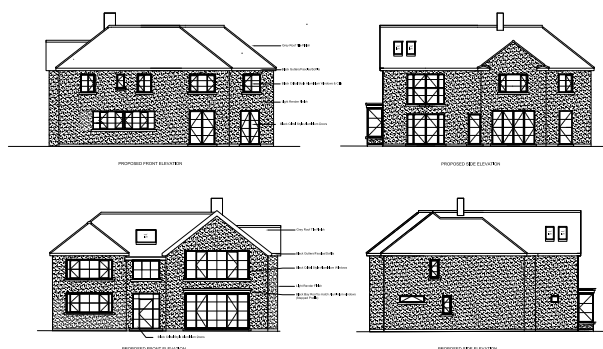
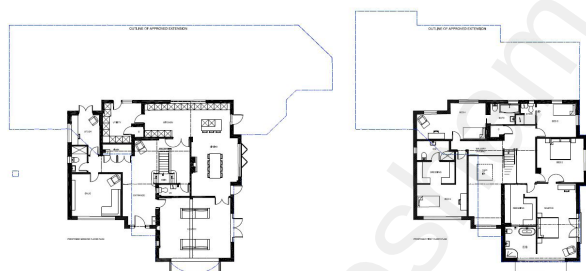
Proposed plans - Approved Scheme



Proposed Elevations - Approved Scheme

Preplanning Application Reference: PRE20210244

The owners made a preapplication enquiry at the end of 2021, providing drawings illustrating their intended changes. These changes were met with a positive response from the planner, however they were advised to make some minor changes, these were undertaken and form part of the current planning application scheme submitted for approval. The suggested changes were to create more balance to the front elevation by reducing the bay size of the large lounge and bedroom windows to the right hand side of the main elevation. These changes were made in response to the consultation with the planner Richard Hart. The owners were also advised to submit a Householder Application.



New proposals for the main house in response to the preplanning consultation - the blue outline illustrates the reduction in footprint and overall massing from the approved scheme.

The owners feel that the changes to the landscape are appropriate however, they wish to reduce the scale of the house and tailor the design to reflect a more appropriate proposal for the house itself and for their family, they also wish to retain more of the original house form.

They wish to reduce the approved footprint, retain many of the original window openings and locations, add less substantive extensions and make minor changes to the roof to accommodate these changes, including grey roof tiles.

The also wish to install modern, thermally efficient aluminium windows and render the outside in a light colour finish to ensure the building looks cohesive and unified within the landscape. The use of light colour render can be seen on many properties on Forge Lane and Telegraph Hill and therefore will work well within the local vernacular.