

Pre-Application Statement for 55 South Hill Road, Gravesend, DA121JZ

Date: 13.05.2024

Project Description: Single Storey Rear Extension

Existing Site:



Existing Site Context:

The host-dwelling is situated within the Windmill Hill Conservation Area (Article 4(2)) on South Hill Road. Due to step level changes, the ground floor level cannot be seen from the bungalow to the rear, there is a conservatory at the rear of the adjoining owners property and the neighbouring property at no.56 is also set lower on the street so the garden space of no.55 is not visible.

Neighbouring properties are finished with brick, render, pebble dash and uPVC cladding, photos of neighbouring properties below:





Proposed Extension (Massing Model for illustrative purposes only):



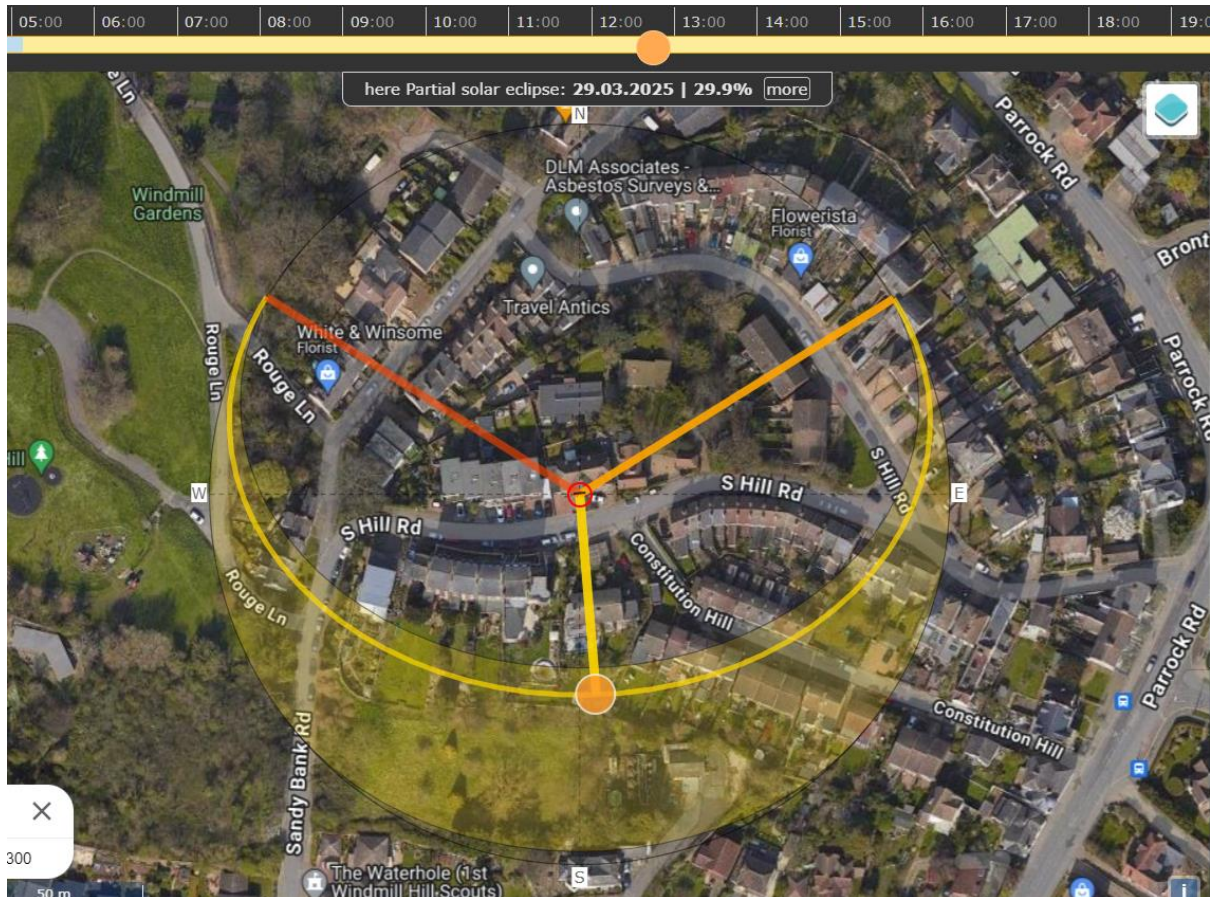
Whilst we acknowledge the proposed extension is situated within the Windmill Hill Conservation area, the existing building has low architectural value in terms of details and the rear elevation suffers from poorly maintained brickwork (see photos below from the rear elevation). Photos of the brickwork on the rear elevation:



Amenity and Privacy: The adjoining owner already has a conservatory which measures 3.2m in depth from the rear elevation and is situated behind a 6 foot fence and due to the orientation of the plot there can't be any impact on neighbouring.

Sun Path Analysis :

The sun rises in the East and sets in the West and therefore the extension can't overshadow the neighbouring properties.



The sun path and site orientation result in shadows being cast in the location of the extension, therefore the Applicant would like to use this space internally as there is no use for it all year round as external space.

The Applicant would like to understand if render would be suitable to use on the extension and potentially the lower half of the rear elevation to try and mask the poor quality brickwork and to provide a harmonious feel to the extension and the existing building.

Questions for the Case Officer:

1. Would an extension of this size be supported if an application were submitted to the Local Authority?
2. Would Render be a suitable external material for the extension?
3. Are there any other restrictions or considerations that the Applicant should be aware of?