

Supporting Statement

Site: Ashenden, White Post Lane, DA13 9AX

Applicant: Mr Nigel Starkey

Proposal: Replacement of the flat roof over the front extension with a pitched and flat roof

1. Introduction

This statement supports a householder application to Gravesham Borough Council. It should be read with drawings 26-1065 (D01 to D07).

2. Site and Existing Building

Ashenden is a detached bungalow in the Green Belt. It dates from the 1950s. Front and rear extensions were added in the 1980s (ref. 19860821). The front extension has a flat roof, which is in poor condition. Rainwater has recently leaked through it and damaged the property.

3. Proposal

The proposal replaces the leaking flat roof with a pitched roof around the front and side edges. A flat roof sits hidden behind it. The new roof copies the existing rear extension roof. It also forms a 600mm deep canopy over the front entrance. The materials match the existing building.

4. Green Belt

The National Planning Policy Framework (NPPF) allows extensions in the Green Belt if they are not disproportionate to the original building (paragraph 154(c)). The aim is to protect openness.

We accept that the building has already been extended well beyond the original.

	Original	Existing	Proposed
Footprint (GEA)	85.9m ²	147.8m ²	147.8m ²
Volume	341.98m ³	547.7m ³	559.56m ³

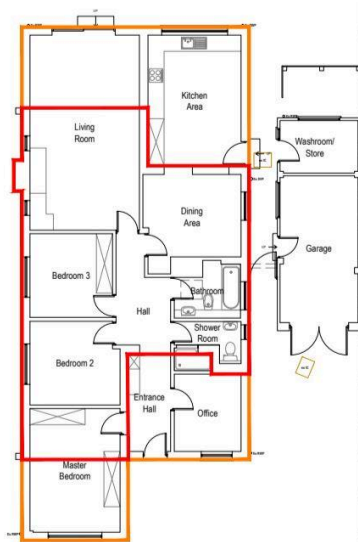
- Footprint: +72.1% over the original, with no change from the existing building.
- Volume: +60.2% (existing) rising to +63.6% (proposed) over the original.
- The proposal adds 11.86m³, which is 2.2% of the existing volume.

Current Building
Footprint 147.8m²

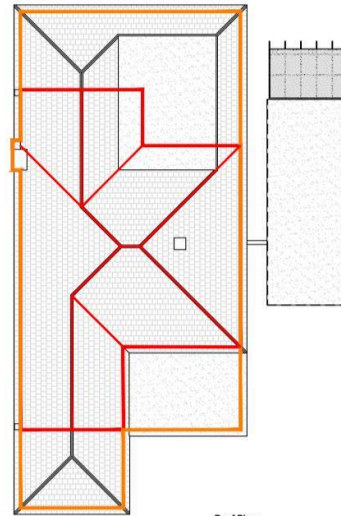
Current Building
Volume 547.7m³

Original Building
Footprint 85.9m²

Original Building
Volume 341.98m³



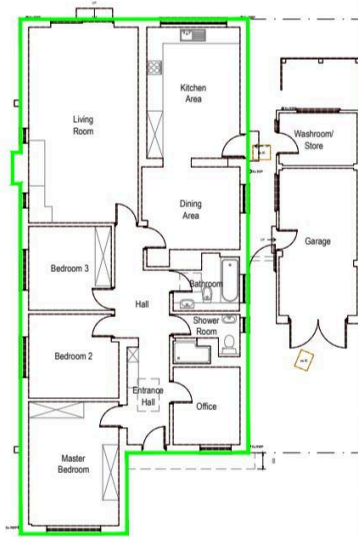
Ground Floor Plan
Area ca. 131.33 m²



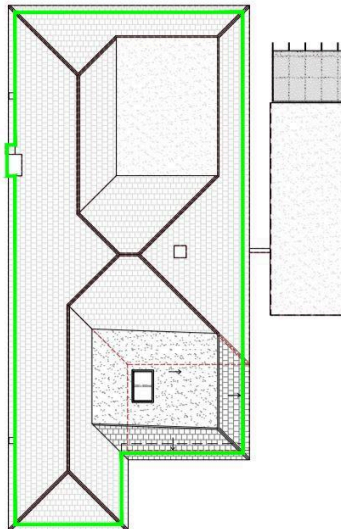
Roof Plan

Proposed Building
Footprint 147.8m²

Proposed Building
Volume 559.56m³



Ground Floor Plan
Area ca. 131.33 m²
Additional Area: 0.00 m²



Roof Plan

Proposed Materials:
Pitched roof: This to match existing.
Flat roof: Polyurethane to match existing.
All new drainage to match material of existing drainage.

The proposal should still be accepted, for these reasons:

1. **No extra footprint.** The new roof sits on the existing extension, the building footprint does not change, there is no further spread across the site.
2. **Negligible added volume.** The 2.2% increase is very small. It will not be noticed and does not reduce openness in any meaningful way.
3. **Replacement, not new development.** The works replace an existing roof. No new floor space or rooms are created.
4. **No wider impact.** The works are at the front of the property and within its existing outline. The roof matches the rear extension, so the bungalow looks more consistent.
5. **Limited harm to openness.** The harm from the roof is negligible, so a further addition does not make the existing building any more harmful to openness than it already is.

5. Other Benefits

- **Fixes the leaks.** The works protect the home from further water damage. A pitched roof with a hidden flat section is a lasting repair.
- **Better appearance.** It replaces a tired flat roof with a roof that suits the house.
- **Helps elderly owners.** The 600mm canopy gives shelter at the front door in bad weather. This is a real everyday benefit for the occupants.

6. Conclusion

The proposal does not increase the building footprint and adds only 2.2% to the existing volume. It repairs a failing roof, improves the building's appearance and helps its elderly owners. In these particular circumstances, we ask that the Council grant permission.