

The Office
The Larches
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7th December 2023

Planning Service
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU.

Dear Sirs

Re: 286 Singlewell Road, Gravesend, DA11 7RF.

Planning application for the demolition of an existing bin and garden store building and existing side extension that forms a cloakroom and store and erection of a single storey side extension to the south side of the house together with the conversion of the part of the existing garages to create a games room and study.

Please find enclosed with this letter and householder application two drawings, drawing 23/421/01 shows the existing ground floor layout and the elevations. Drawing 23/421/02 shows the proposed ground floor layout plan and proposed elevations.

To the right side of the house there is a high brick wall with a gate to the walkway to the side of the house. It is proposed to erect a single storey extension by forming a cavity wall faced with a matching brick to the main house with the wall topped by a brick course to match the front elevation and with the extension having a flat roof.

Other works proposed are to convert the garages to form a games room with roof light and study leaving part of the left side garage as garage storage. Other works include creating double doors to the rear wall of the proposed games room which will lead to the garden and double doors to the side of the garage for access to store garden equipment etc. The garage doors are to be removed and the openings bricked up and a window installed to the front of each garage.

The garages are too narrow to be comfortably used to park a modern car and so they are not used by the applicant for this purpose.

The drive is wide enough for two cars to park side by side by the garages and for two cars to fit behind. Having said this there is unrestricted parking on Winsor Road is visitor parking is required.

This house is set back from Singlewell Road and there is a mature hedge and other mature shrubs and trees to the front and side gardens.

Regulated by RICS

Jonathan Bolton CEMDipFM MRICS Graham Dawes
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We trust that we have provided sufficient information for this application to be considered.
Should any additional details be required please so contact us.

Yours faithfully

