

Planning Statement

Demolition part rear summer house and construction of summer house and half submerged indoor pool + first floor extension to side over existing ground floor + conversion of the attic space by changing valleys to flat tabletop roof and changing gables to hips to create a games room and play area.

43 Windsor Road, Gravesend, Kent, DA12 5BW



Prepared by

DKM Consultants LTD

September 2024 rev01

Planning Statement

Introduction

A simple planning statement is all that is required here for a House Holders planning application, to create a ground floor and first extension and loft conversion 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 need to be conditioned if they are matching existing.

The building has had some small alterations over the years. This includes changes to the rear building that had a two storey rear extension and a side single storey to improve the kitchen and to create the summer room. Additionally to this a small brick shed was built and a larger Gym building at the rear of the garden.

There is a small change to the front of the building where a porch was added and part of the tile cladding to the gable was changed to render. The rest of the front garden was changed to a drive way with the aim of providing 4 no parking spaces off road.

The aim is to extend on the ground floor id to alter the rear of the summer house to build in a small half flight of stairs down to a part sunken indoor swimming pool. This was to be sited low enough that it would not be seen above the existing fence line from the neighbour. The fence is currently 1900 above ground level including the gravel board and the extension is no higher than 1800 above existing ground level.

The aim was also to enlarge the existing front and rear bedrooms marking the rear a master suite and the front into the twin room for guests. In the loft a new stair case will be positioned off the landing of the first up to the loft to provide a large play and game room and also another shower room. The room will be lit with Velux windows on all sides except for the rear where the light will come from 2 flat roof lead dormers.

The roof will be structured to keep the roof as low as possible. The existing roof is full of valleys and the new roof is planned to have a modern rubber flat roof.

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

Regards

David Meaney