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Minor roof raise to the main semi-detached dwelling roof

**6-8 Longfield Road,
Meopham,
Gravesend,
Kent
DA13 0EN**

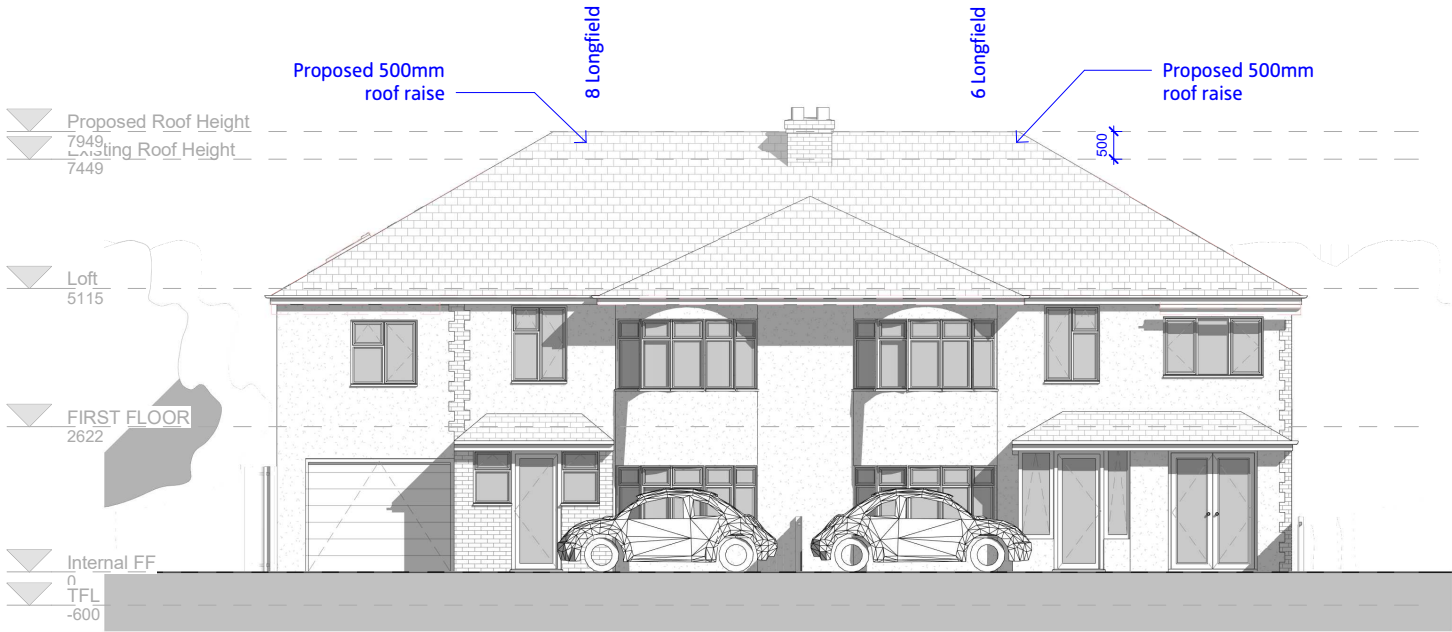
Design & Access Statement Rev A



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1. INTRODUCTION

i. This document has been prepared by Sean Payne Arch Design Ltd on behalf of our client and applicants Rebekah Coughlan and Catherine Fry to accompany a planning application submission for the minor roof raise to the main semi-detached dwelling roof at 6-8 Longfield Road, Meopham, Gravesend, Kent, DA13 0EN.

ii. This statement has been written to support the application for the minor roof raise to the main semi-detached dwelling roof at 6-8 Longfield Road, Meopham, Gravesend, Kent, DA13 0EN.

iii. The proposal seeks to improve the the structure and maintenance of the existing roof forboth neighbours by making the roof one hipped roof with the split on each side.

iv. The objective of this submission is to present the reasons for this proposal.

v. The statement is written to comply with Article 4 of Statutory Instrument 2013/1238.

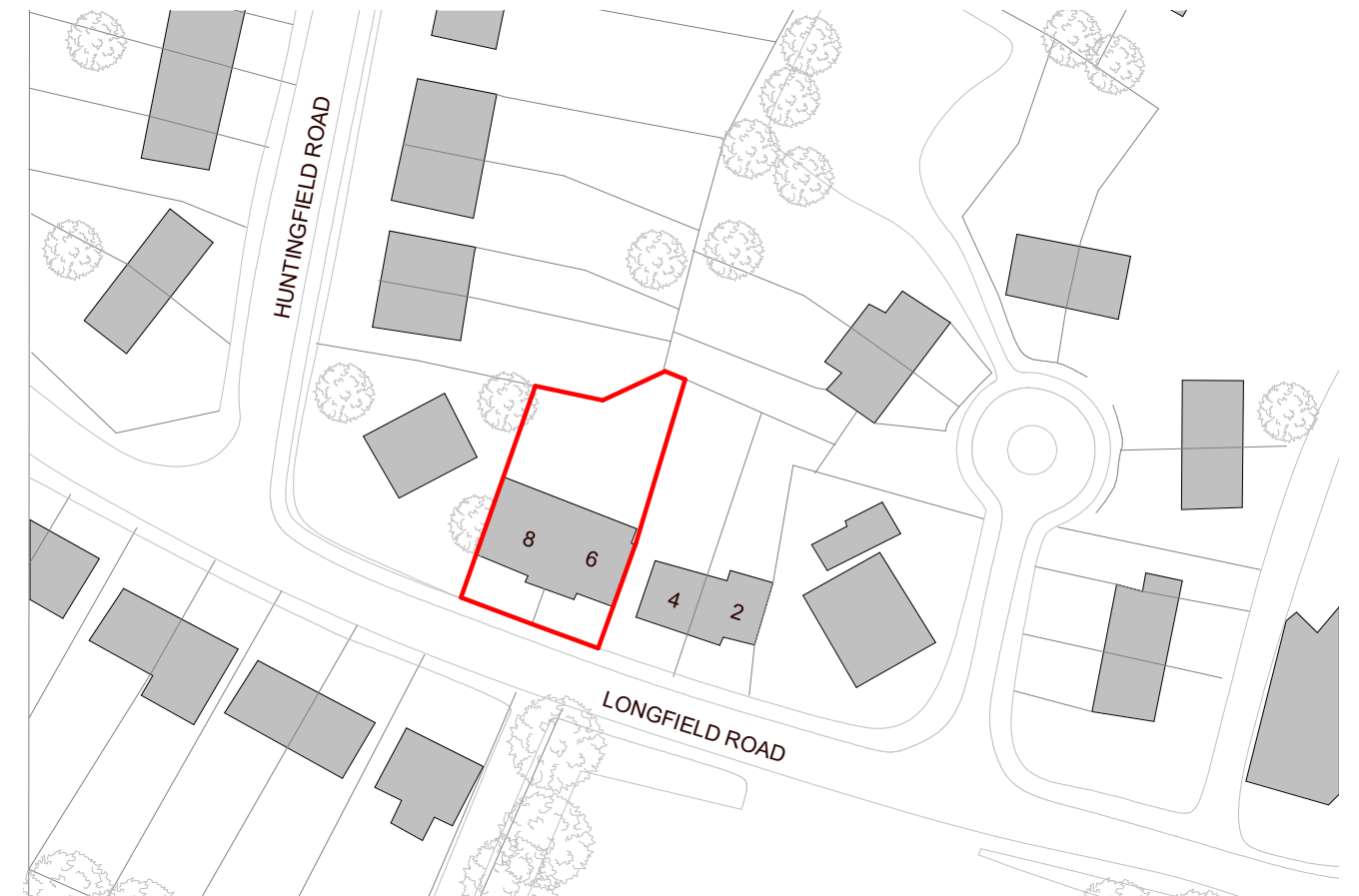
vi. This statement should be read in conjunction with the application forms and drawings.

2. DESCRIPTION OF SITE

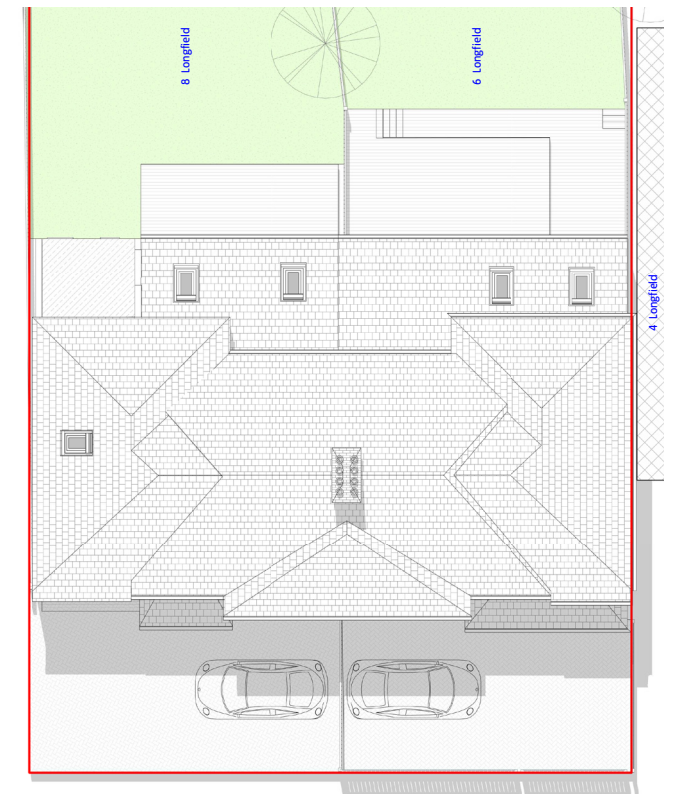
i. The site is located at 6-8 Longfield Road, Meopham, Gravesend, Kent, DA13 0EN.

ii. The site currently comprises of 2 semi-detached, 4-bedroom dwellings with rear gardens.

iii. The site is bounded by brick boundary wall to the southmost side and fenced in the rear garden on the northern, eastern and western boundaries. The properties are seperated by a fence in the rear garden.



Streetview of 6 Longfield Road (center) with the attached neighbouring property 8 Longfield Road (left).



Existing roof plans of the existing roof of both properties

3. LOCATION & SURROUNDINGS

- i. All surrounding properties are of residential use.
- ii. A precedent has been set for a single hipped roof to semi-detached properties at 2-4 Huntingfield Road and 6-8 Huntingfield Road.

Architectural Styles

- i. There are a range of architectural styles in the surrounding area. The consistent theme throughout the adjoining properties is that they are one and two-storey semi-detached dwellings with bay windows to the front.
- ii. The buildings fronting Longfield Road and the surrounding area contain primarily red brick, pebble dash and/or render with concrete tile roofs.
- iii. The roofs are primarily dual pitched or hipped roofs and make up roughly 1 third of the total house height, many being converted an additional usable room or roof dormer e.g. 5 Huntingdon Road.
- iii. The roof adjustment proposed seeks to match the style of the surrounding area with the inclusion of a joint hipped roof. This seeks to increase the similarity the site has with the local character and street scape and brings the property more in line with other properties in the area.
- iv. The roof proposes to use the same materials as existing.

4. PLANNING HISTORY

6 Longfield Road

Ref: 19970630
Erection of an attached car port at the side and single storey rear extension to form enlarged dining room.
Decision: Permitted

Ref: 20090280
Erection of two storey side extension to form kitchen, lobby and car port at ground floor level with a bedroom and bathroom/wc at first floor level.
Decision: Permitted

Ref: 20150400
Demolition of existing car port at side and garage at rear and erection of part two storey and part single storey side and rear extension.
Decision: Permitted

Ref: 20230408
Erection of first floor rear extension and erection of summerhouse to be used as a home office in the rear garden.
Decision: Pending Consideration

8 Longfield Road

Ref: 19970557
Erection of single storey side and rear extension to form garage, utility/laundry room, store, w.c., and conservatory and erection of front porch.
Decision: Permitted

Ref: 20110299
Erection of side and rear extension at first floor level to form bedroom, w.c./shower room and enlarged bathroom.
Decision: Refused

Ref: 20110697
Erection of first floor side and rear extension to form bedroom, enlarged bathroom/wc and shower room/wc.
Decision: Permitted

6. DESCRIPTION OF PROPOSAL

i. USE

i. The application seeks to maintain the use class of C3.

ii. SITE LAYOUT

i. The dwelling(s) roof is proposed to be raised by 500mm and joined as one hipped roof.

ii. Space for parking has been retained to the front of the property.

iii. The boundary treatments are to be retained and improved.

iii. SCALE

i. The proposal seeks to:

ii. The proposal provides an easier to maintain hipped roof.

iii. The roofs draw on the local character of Longfield Road and Huntingfield Road maintaining the local character and reducing its impact. These design precautions have been taken in order to protect the amenity and privacy of the site occupants and of adjoining properties.

iv. All lighting will be set below the level of existing boundary fencing in order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting.

v. ENVIRONMENTAL

i. Flooding - The site is not within a flood risk zone. The retention of green amenity space seeks to offset the new roof size for all rainfall durations and intensities up to and including climate change are sufficiently adjusted to a critical 100 year storm.

No new foul sewer routes are proposed.

ii. Noise - The Land use matches all neighbouring sites ,therefore it is important to state that no increase to noise will be created, nor will occupants of the proposal be impacted by existing sources of noise.

iii. Ecology - The roof does not provide habitats for wildlife and the proposal does not alter this.

vi. ACCESS

The main vehicular access route is to be retained.

Pedestrian access is to be retained.

vii. INCLUSIVE ACCESS

i. The ground floor entrance to the new accomodation has door widths that comply with the Approved Document M.

ii. The proposal has been specifically designed be inclusive of persons of any disability, race, gender or age.

7. SUMMARY

i. The proposal will help address the need for additional space for the kitchen living and dining space on the ground floor and additional space to existing bedrooms on the first floor.

ii. The proposals do not impact the local wildlife habitats or energy and water supplies or drainage infrastructure. The proposal is also highly energy efficient and are thus very environmentally sustainable.

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