

Penfold Project Services

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PLANNING/HERITAGE STATEMENT **2022**

8 BYCLIFFE TERRACE, GRAVESEND, KENT, DA11 0JD

8 Bycliffe Terrace is one on a pair of semi-detached dwellings with 7 Bycliffe Terrace.

A Full Plans application ref 20200328 for the Erection of a Two Storey Side Extension and Single Storey Rear Extension was submitted to the Council and validated on 30/03/2020.

The details of the Two Storey Side Extension were based on a similar proposal submitted for 7 Bycliffe Terrace as planning application ref 20191050 and approved on 20/12/2020 with the front wall of the extension set back from the front wall of the existing dwelling by 510mm thus retaining a lower ridge height from the existing and keeping the extension subservient to the original dwelling in accordance with the planning guidance.

Following the submission of this application it was noted that a new application for 7 Bycliffe Terrace ref 20200335 had been submitted with revised details for the front wall of the two-storey extension to be constructed level with the front wall of the existing dwelling.

I did discuss this situation with the Case Officer as I was concerned that if this new proposal was approved the two properties would no longer have a symmetrical appearance to the front elevation.

In the meantime, it had also become necessary to realign the rear wall of the extension setting it back 510mm from the existing rear wall to allow the necessary clearance from the public sewer inspection chamber 1.

It was therefore suggested that the front wall of the extension could be realigned level with the existing front wall and the new ridge height of the extension would still be at the same height as the original application (20200328) thus retaining the symmetrical appearance and keeping the extension subservient to the original dwelling.

An application reference 20200392 was therefore submitted and approved in 18 June 2020.

Work on the approved scheme was commenced in July 2021 and the main shell was completed in January 2022 although the property is still being fitted out and is not yet occupied

During this construction period various amendments to the proposals were suggested by the applicant's builder which would possibly "improve and simplify" the construction.

Not being aware of the reasons (as previously explained) for the rear wall of the side extension to be recessed back from the rear wall of the existing dwelling he constructed the rear wall in alignment with the existing rear wall.

This issue was identified by Mr Ian Brown, the Council's Planning Enforcement Officer and he met with the Applicant at the site on 07 June 2022 and followed with an email dated 08 June 2022 outlining the issues with the works as carried out.

In addition it was noted that other unapproved works had been carried out in that bifold doors have been installed into the rear elevation of the single storey rear extension whilst the approved drawings showed a single window with a door in the side elevation. The arrangement of windows and doors being within the rear wall to the side elevation have also been installed differently.

A householder Full Plans Application is therefore submitted for the retention of the side extension as constructed with the rear wall to the side extension level with the rear wall of the original dwelling, the revised arrangement of the fenestration to the rear elevation and the installation of painted render panels to the front elevation in lieu of the tile hanging previously approved.



REAR ELEVATION SHOWING SIDE EXTENSION AND FENESTRATION AS CONSTRUCTED