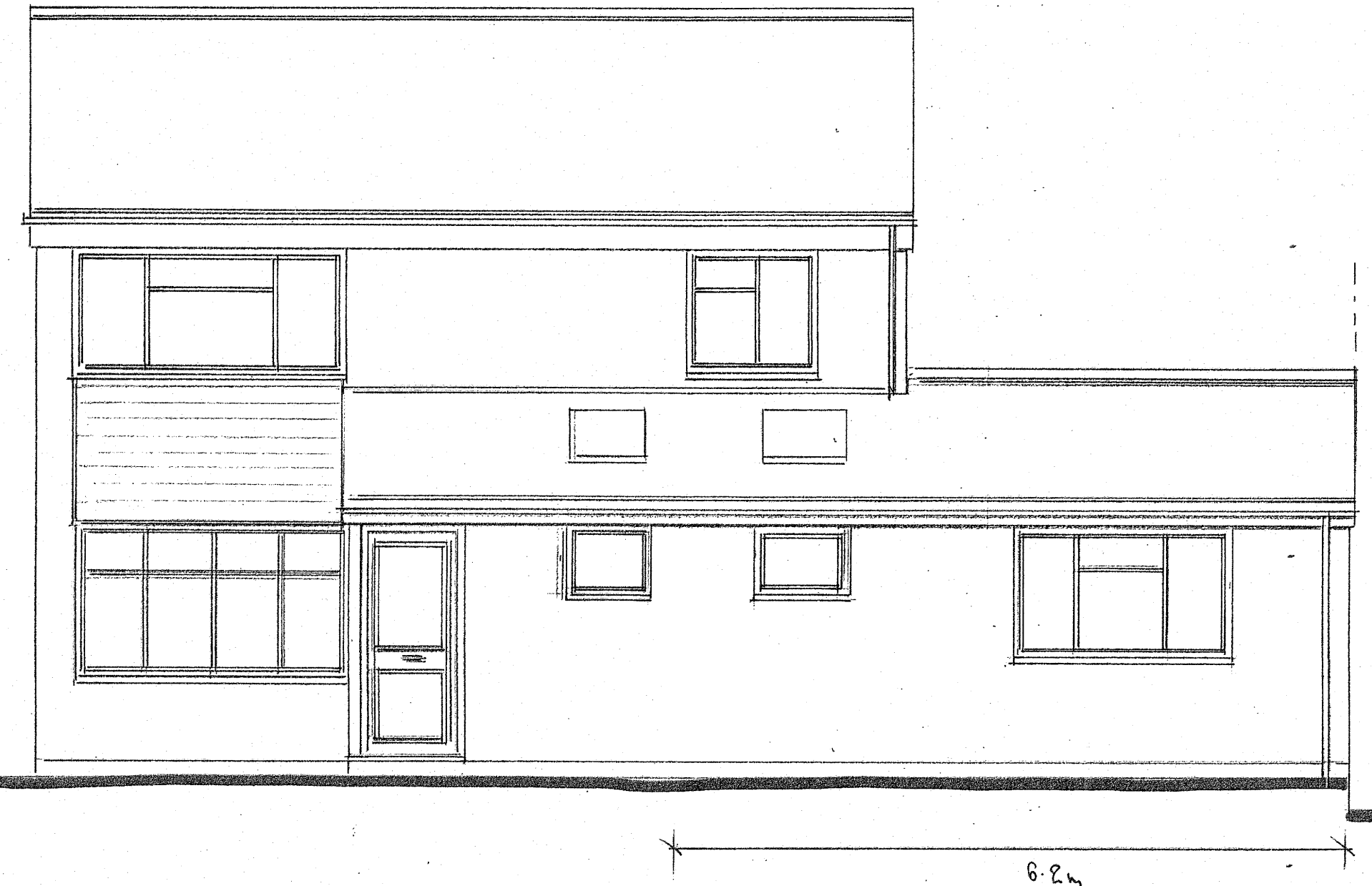
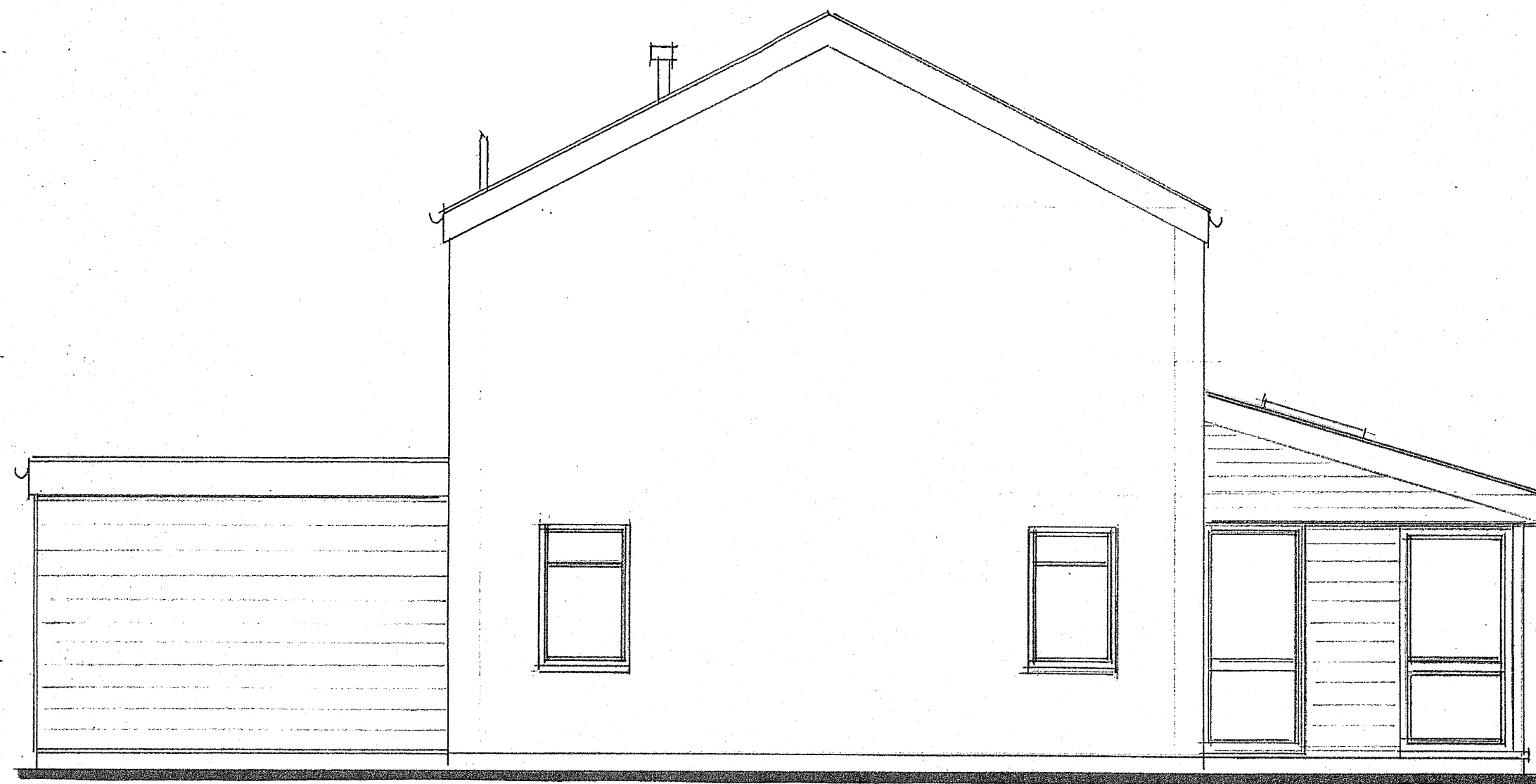
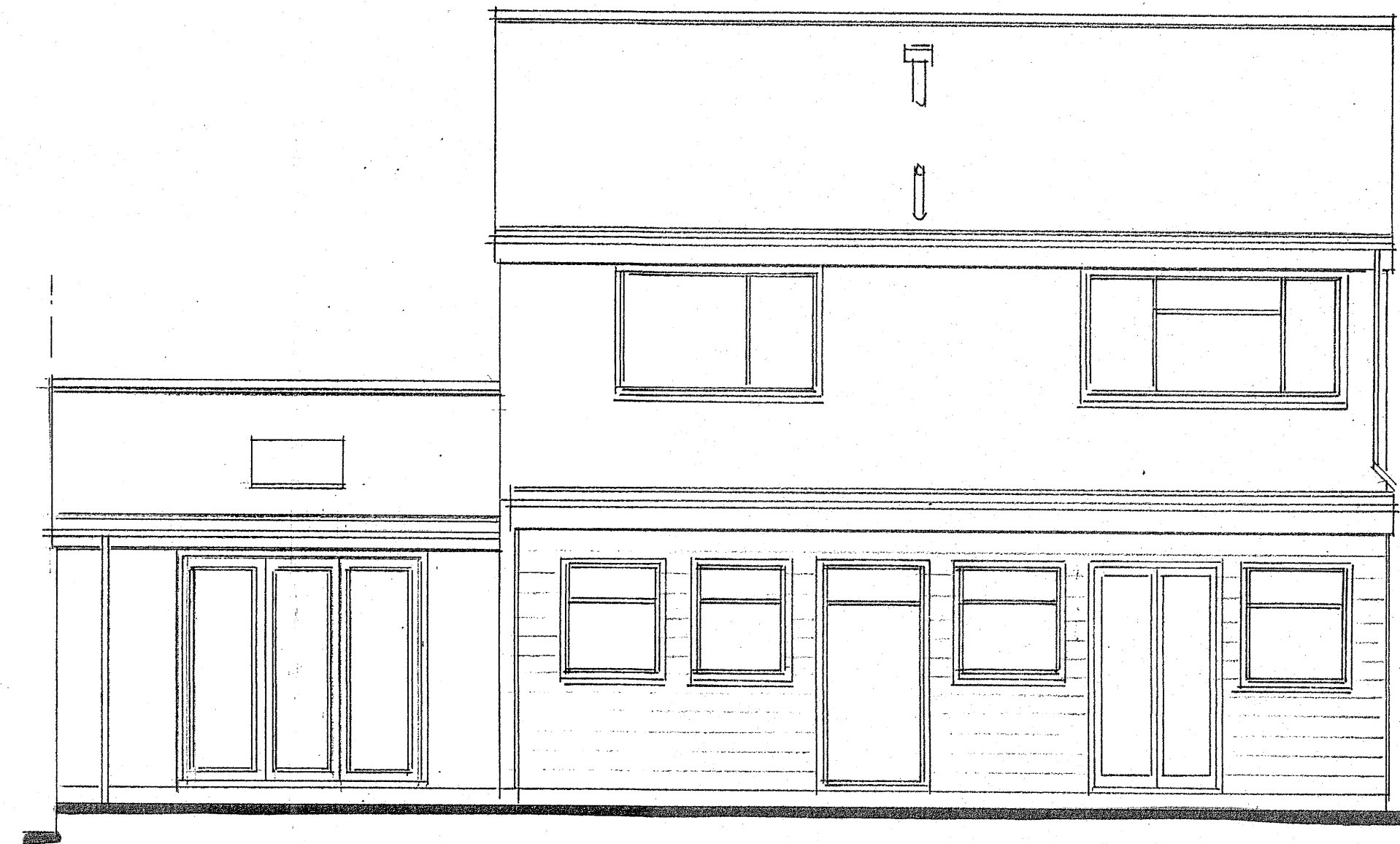




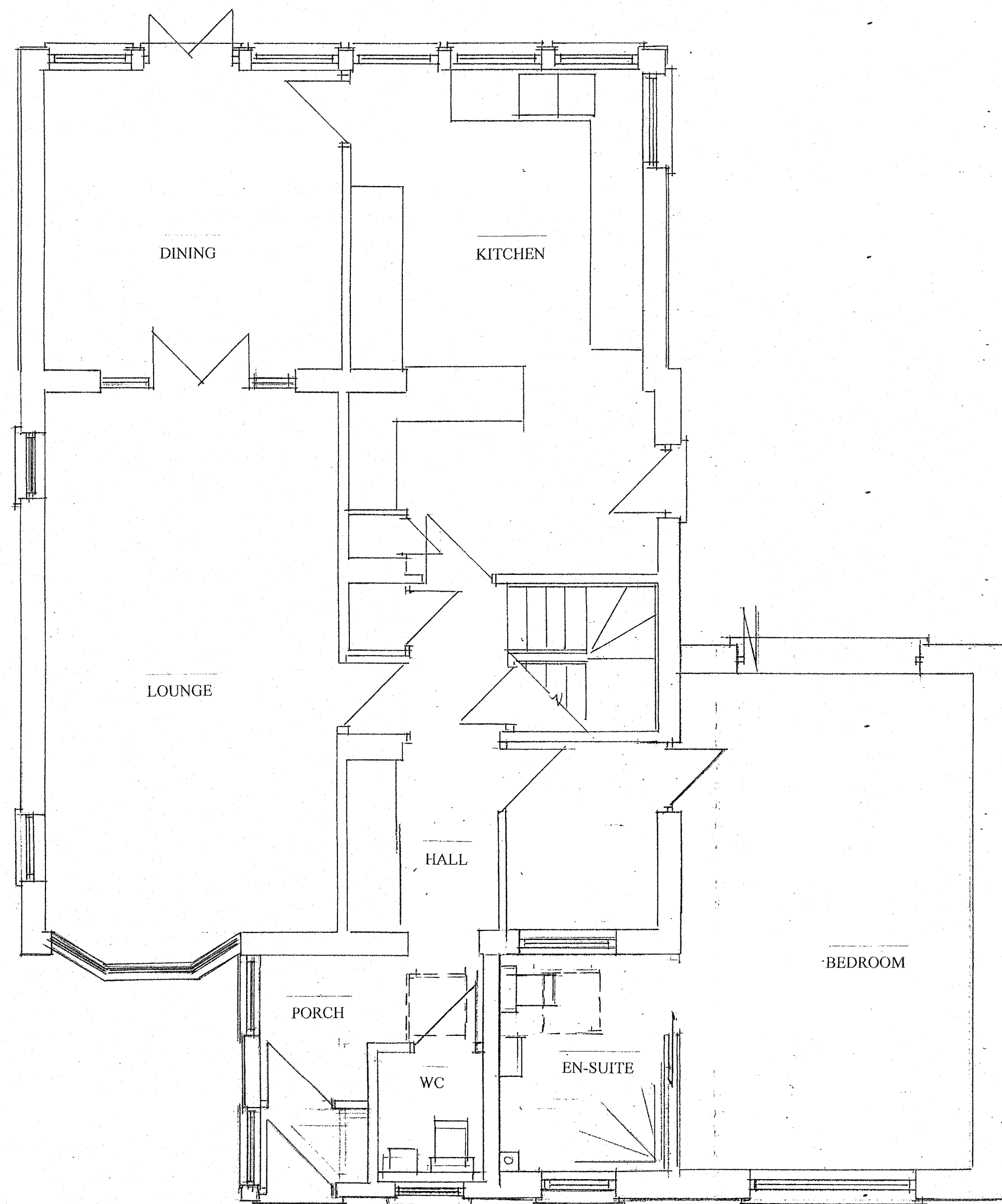
PROPOSED FRONT ELEVATION



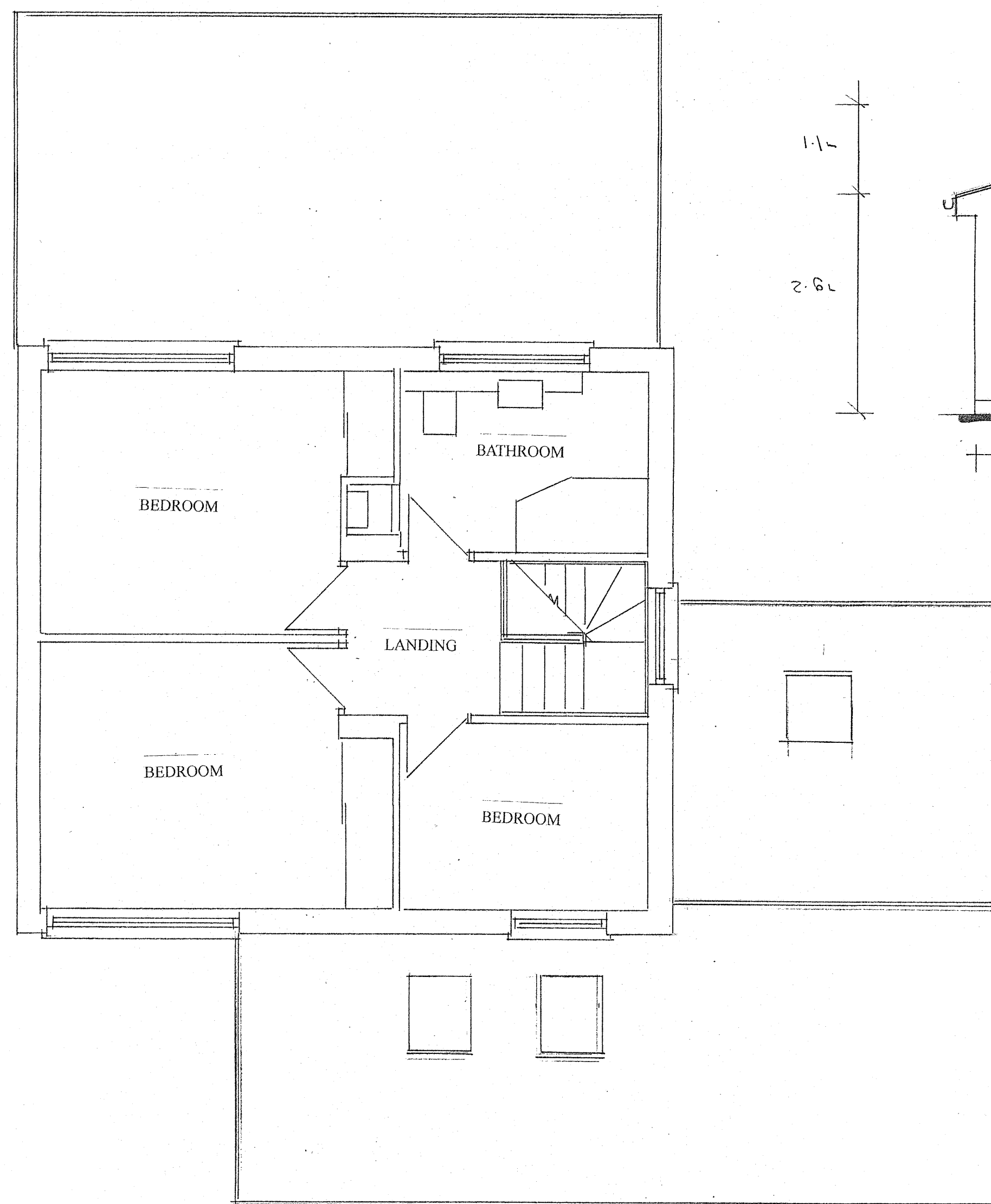
PROPOSED SIDE ELEVATION



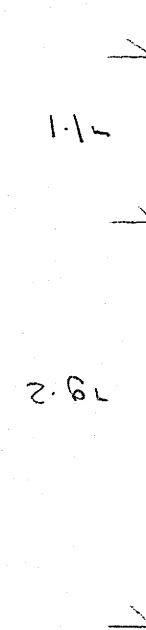
PROPOSED REAR ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SIDE ELEVATION

PROPOSED CONSTRUCTION

The proposed development will involve the removal of the existing garage and replacing it with a single storey extension that raps around the front of the property to connect to the existing projecting porch.

The existing roof to the porch is to be replaced with a new shallow pitched roof with matching colour tiles. The roof will carry along the front of the proposed extension and terminates in a ridge supporting a matching pitched roof that falls to the rear of the side extension.

Facia and soffits are to be of matching white plastic with matching black plastic rain water goods.

The walls are to be of matching cavity face brick work in all locations.

The windows and doors are to be of matching style in white UPVC double glazed construction. The WC and shower room will have obscured glass.

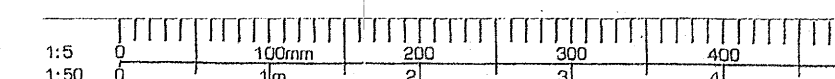
The propose and existing foul drainage will reconnect to the existing foul drainage to the rear of the property.

Additional surface water will discharge to a new soakaway.

The footprint of the property will disturb only hard external surfaces. The removal of vegetation will not be required. No other alterations are required to the front and rear gardens.

TREES

The general residential area contains many mature Ash Trees all of which are protected tree under planning legislation. Most of the trees are located to the front of the house in the high way verge of established treen planting when the site was originally developed. However, within the front garden of the neighbouring property is a protected Ash tree. The tree is located 11m away from the nearest part of the proposed extension. The extension foundations will be designed in accordance with the NHBC guidance for construction near to trees. As a result, the foundations in the closest location will require a foundation depth of 1.3m. Therefore, the foundation depth will not impact the tree and the tree will not impact the property.



PROPOSED
SINGLE STOREY FRONT / SIDE
EXTENSION WITH NEW PITCHED
ROOF TO PORCH TO REPLACE
EXISTING GARAGE
PROPOSED PLANS & ELEVATIONS

SITE: 102 TIMBER BANK
VIGO
GRAVESEND
KENT DA13 0SW
FOR: MR & MRS ONLEY

PHILIP TAYLOR BUILDING PLANS
01622 861408

DRAWING NO. 100/10/29/1
SCALE 1:50
DATE 25/10/29