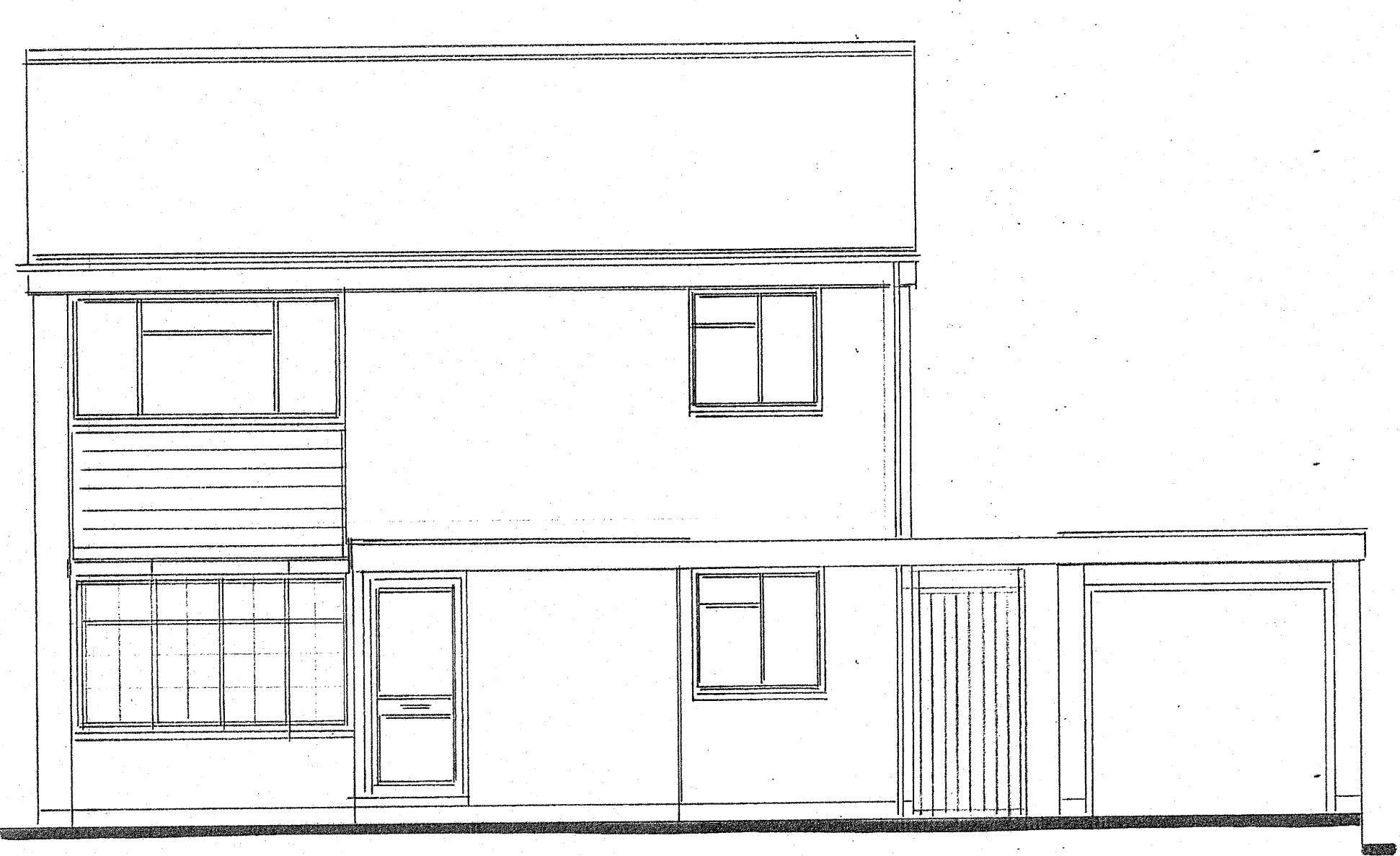
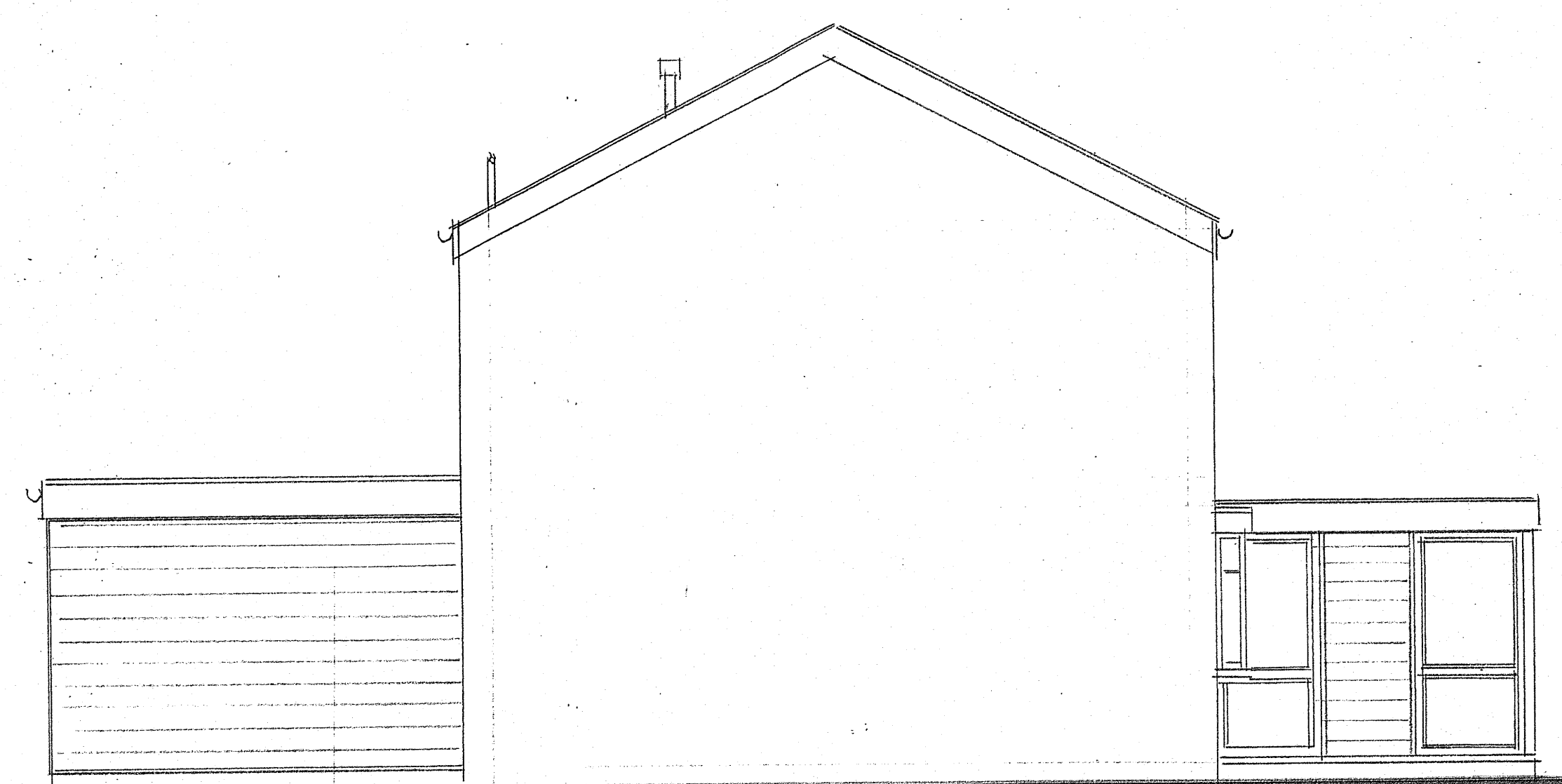
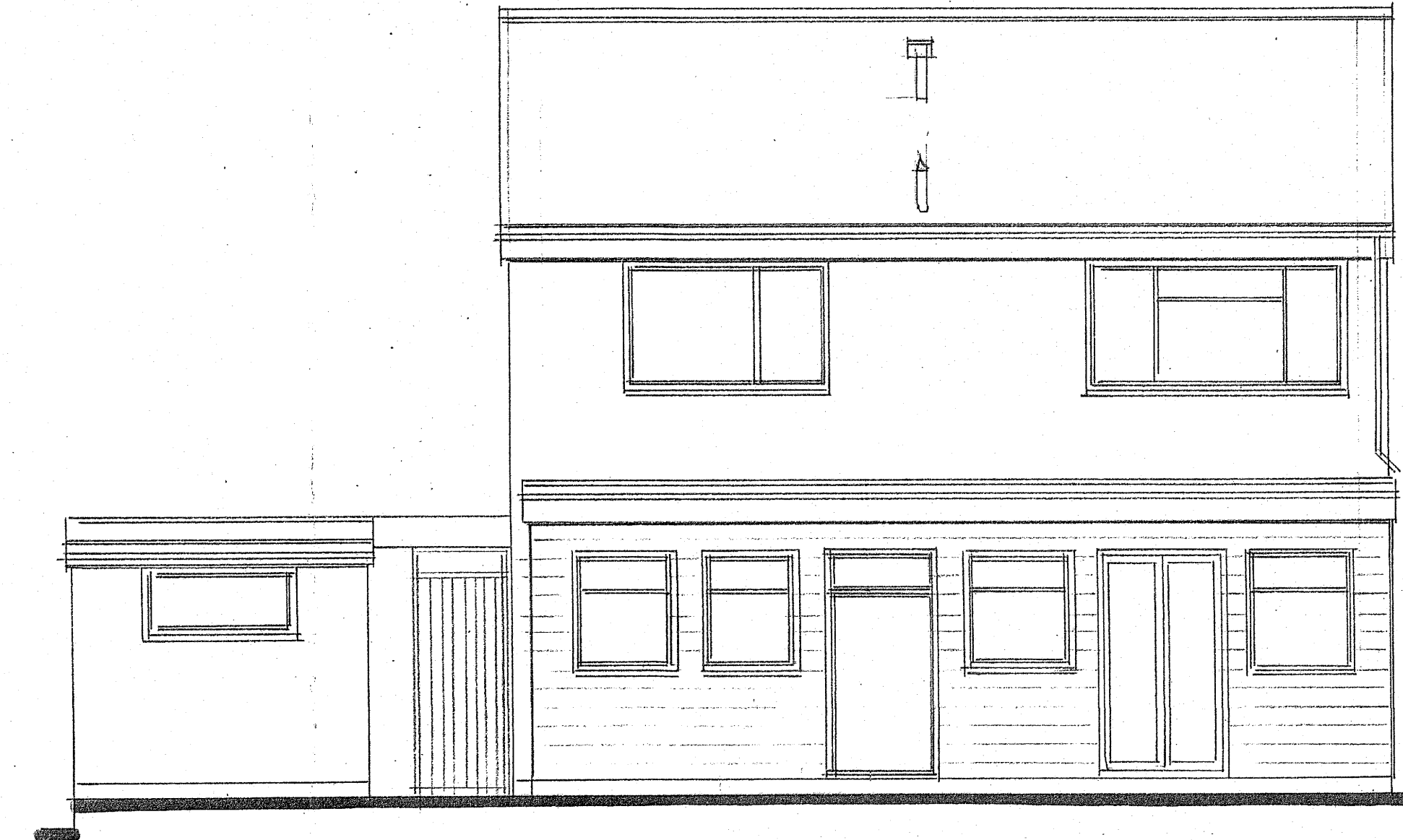




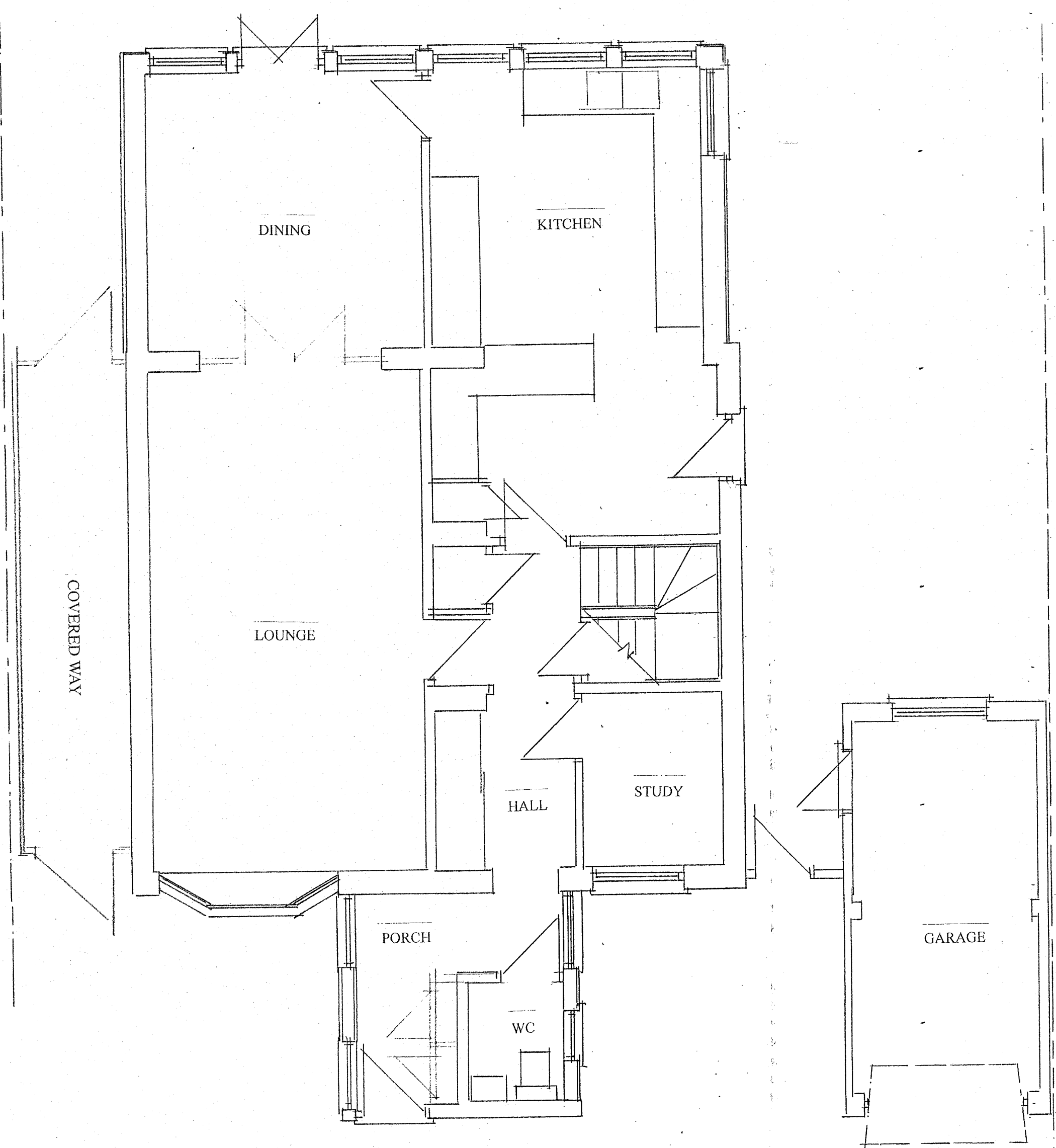
EXISTING FRONT ELEVATION



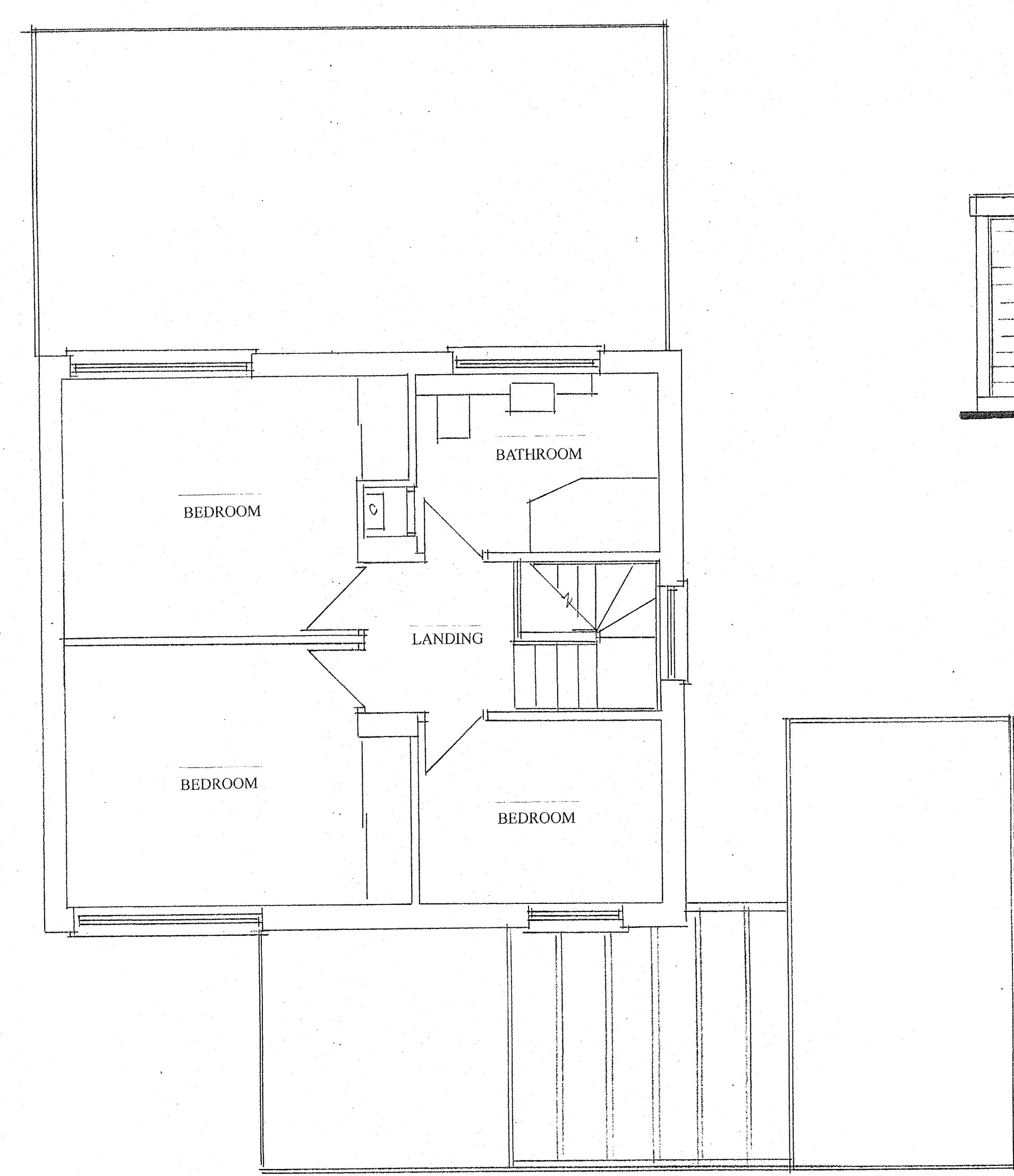
EXISTING SIDE ELEVATION



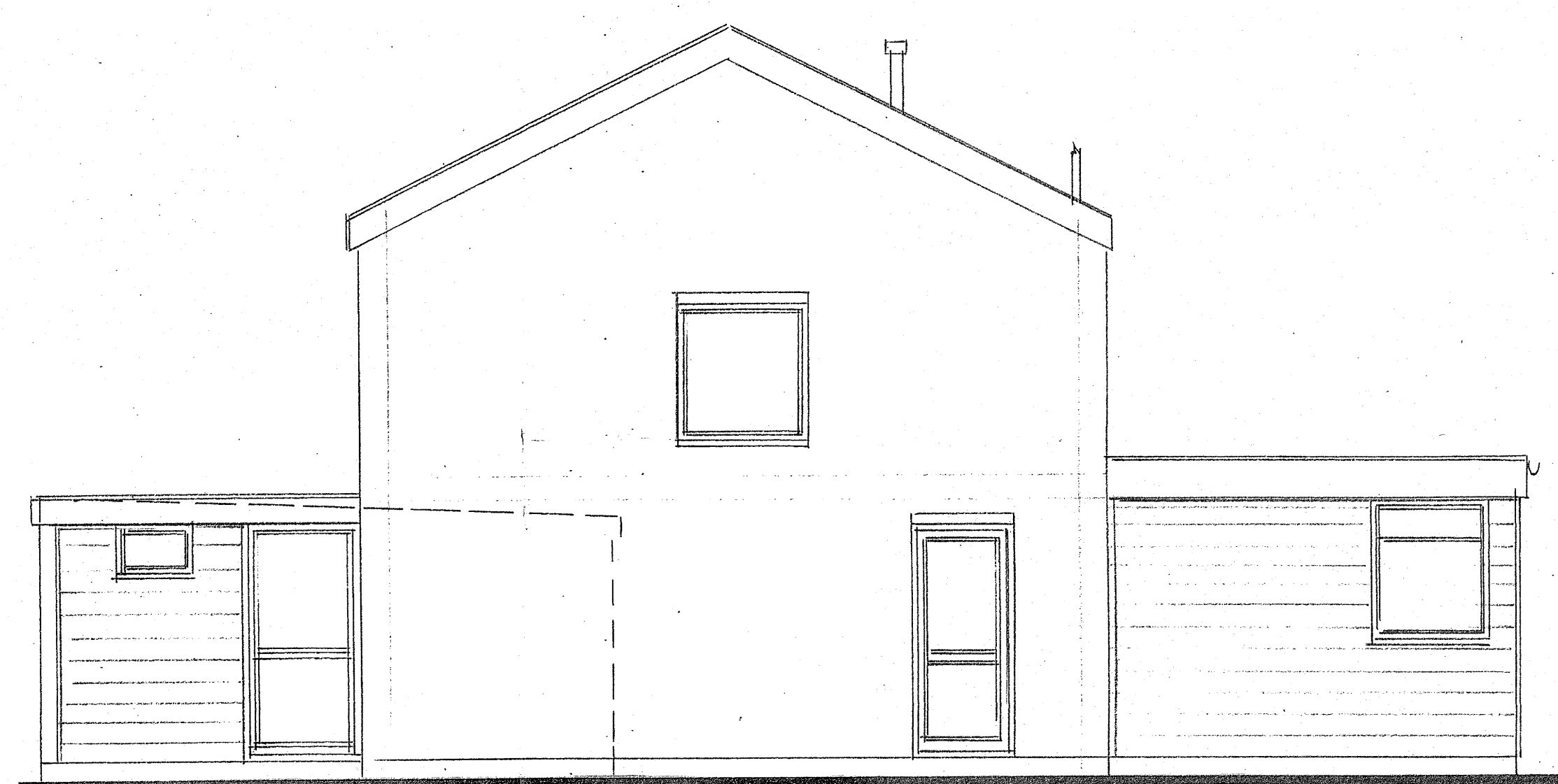
EXISTING REAR ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SIDE ELEVATION

EXISTING CONSTRUCTION

The main roof is of pitched construction covered with shallow interlocking concrete tiles. Facia and soffits are of white plastic with black plastic rainwater goods. The rear extension and front porch have flat roofs, fibre glass to the rear and a felted flat roof to the porch. The main walls are of cavity face brick work with feature which cladding to part of the front and rear elevations. Some of the walls to the projecting front porch have matching white plastic cladding. The windows and doors are of white UPVC double glazed construction. The property is connected to the main foul sewer to the rear of the property. Surface water appears to discharge to soakaways.

To the side of the house is a detached single garage with an up and over garage door and matching face brick work to the walls and a traditional felted flat roof, Connecting the open space between the porch and the garage is a white timber pagoda.

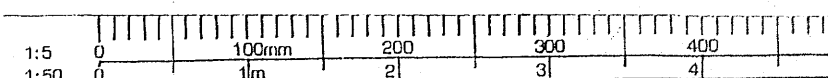
The property has an open plan frontage with established shrubs and flower beds to the boarders. In front of the garage and house is a large area of block paved drive suitable for the of street parking of at least 4 cars.

To the rear and side of the property is a level paved patio. Behind the house is a level grassed lawn with flower beds to the boarders enclosed with 6 foot timber fences.

To the side of the plot close to the boundary is a large Ash tree, this tree is protected, however the tree is affected by Ash dieback and agreement has been issued by the Local Authority to be removed.

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 tree 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 EXISTING PLANS & ELEVATIONS	
SITE: 102 TIMBER BANK VIGO GRAVESEND KENT	DA13 0SW
FOR: MR & MRS ONLEY	
PHILIP TAYLOR BUILDING PLANS 01622 861408	
DRAWING NO: KCO/10/29/1 SCALE: 1:50 DATE: 28/10/24	