

1 SIRDAR STAND GRAVESEND KENT DA12 4LP

DESIGN STATEMENT

Erection of a two-storey side extension and part two storey and part single storey rear extension.
Erection of a double garage with electric charging point in the rear garden. Change of use of amenity land to be included within the residential curtilage of the site

1 Sirdar Stand is a two-storey semi-detached property located on a large corner plot with a small parking area to the rear of the garden.

Proposed Development

The proposed application erection of a two-storey side extension and part two storey and part single storey rear extension plus double garage with electric charging point to the rear of the garden. The double garage will allow two car parking spaces and a further one car park space in front of the double garage's similar arrangement to No. 3 Sirdar Stand.

On the ground floor the rear extension depth is the same as No. 38s rear extension and will create good size family kitchen and dining area, the side extension will have a utility and bathroom.

On the first-floor level, a new study room, one new en-suite to new bedroom and additional bedroom to the rear extension. The main bathroom is relocated to the new side extension.

The rear double garage plus the frontage will allow for three car parking spaces and a new electric charging point installed to the garage wall and space for bin store. The amenity land is to be included with the residential curtilage of the site.

Design, Character and Appearance

The surrounding streets were viewed to see what other extensions were approved and built. The following dwellings have similar extension: -

9 Britannia Drive, 51 Vigilant Way, 3, 31, 41 Sirdar Stand, 21 Latona Av, 81,77, 92, 76, 17, 8 Imperial drive, 328, 290 Thong Lane and 106 Whinfell Way

The two-storey side extension is set back from the front elevation by 2.25m even with a 3m wide extension there is approx 1.4m gap between the boundary and footpath. The new front elevation brickwork is split between the windows with strip of composite cladding. The off-coloured brick work over the entrance and window will be over clad with the new composite boards. This cladding theme will continue to the side elevation breaking the brickwork. The new two storey rear extension width is reduced to the width of existing dwelling. Using the 45 deg rule out of No. 38 first floor window the new first floor rear extension is set back from the sight line.

The current windows are to be replaced with A rated Upvc double glazed units

The rear dwelling is removed from the original application plus front porch and solar panels for this revised development of the above site.