

Design & Access Statement

Use
Residential. The proposal is to build a first floor extension over an existing single storey store to the side of the house, convert the roof space into a bedroom, and build a single storey flat roofed extension to the rear

Amount
The existing house and stores total 106 m² of gross internal area. The proposal is for an additional 43 m² at ground level, 7m² at first floor, and a conversion of 30m² within the attic, 186 m² in total. The additional area is used to increase the living and kitchen space and add a bedroom.

Scale
The existing house has a steeply pitched hipped main roof that continues over the ground floor stores as a 'cat slide'. The proposal will remove the catslide and continue the main roof to a gable facing no.6. The new roof ridge will be lower than the original main roof ridge as it is not so wide, retaining the existing set back from the front elevation. The rear extension is just a single storey.

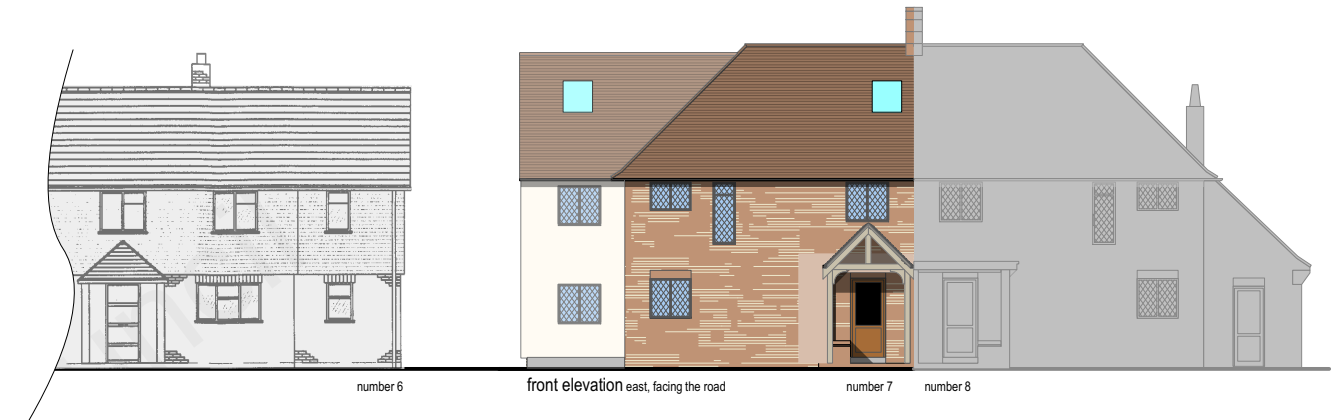
Layout
The existing living space facing the garden to the west is extended, and the kitchen is expanded and included within this. A small 2nd living area is formed alongside. The existing 'box' room (3rd bedroom) at first floor is used to accommodate a staircase within the existing section profile to the attic. The attic is extended to the rear by way of a wide dormer window to provide a good sized bedroom. The attic formed beneath the new side roof is used as an en-suite bathroom.
A new porch is proposed of a similar form to that on no.4

Appearance
The set back in the front elevation and the consequent lower roof will ensure the extension is visually subservient to the original house. The original hipped roof line remains so the main central roof of the pair is still symmetrical and dominant. The gable and lower ridge to the side reflect the shape of the roof of number 6. Gable ended roofs are seen at numbers 5,4 and 3, so the form is not out of keeping.
Building off the existing store is a sustainable method, reducing wasye and demolition. The original walls will need insulating and rendering, and using this finish on the wholw side addition will allow the main original house to be recognised. Several of the neighbours have rendered side portions.

Affect on Neighbours.
The proposed extension does not add any overlooking of neighbours and does not extend beyond the rear elevation at first floor of either nos.6 or 8.

Landscaping
A small area of shrubs to the front boundary will be removed to allow the provision of 2 car parking spaces within the front garden. This will still leave half the width as a soft planted verge and more than half the front garden as soft landscaping.

Access
A new paved area to allow 2 cars to pull off the road and park is proposed. David Street is quite variable in width, but at this point it is 7.2m wide so pulling in and out of these spaces will be easy. It is a quiet lane with little traffic, and existing informal road side parking reduces traffic speed.



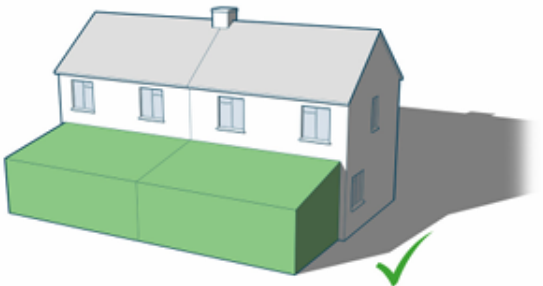
street elevation

Planning Statement

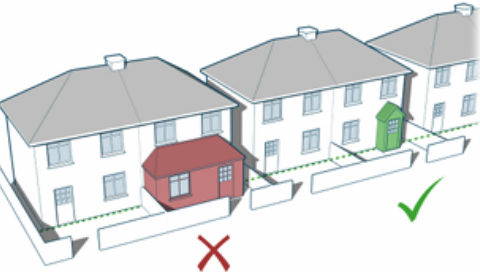
There have been several approvals of 2 storey side extensions along David Streert that have been implemented - no.6, no.5, no.4 for example. There have aslo been single storey rear extensions, notably the attached neighbour, no.8
The single storey 4m deep rear extension falls within the parameters of permitted development under Schedule 2 Part 1 Class A of the GDO.
The existing attic has 32 m³ of usable area over 1.5m headroom, the extended roof adds 13.5 m³ to this, and the dormer a further 8.3 m³ so the total addition is 53.8 m³ which is only marginally over the 50m³ permitted by Schedule 2 Part 1 Class B of the GDO , so this should be viewed as reasonable.

The house is in a large plot with a generous rear garden and the extension will allow its full potential as a large family house to be realised.
The existing parking to the rear is some distance from the house, and the provision of convenient parking to the front will be of great convenience to the occupants.

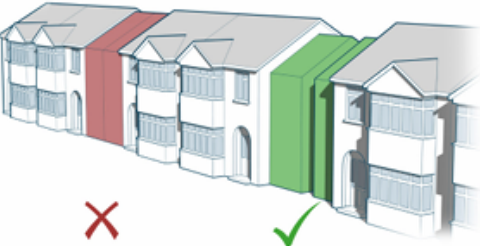
The Gravesham Householder Extensions/Alterations Design Guide is adhered to as the side addition being built off is set back from the main house. The gable roof matches that of no.6 to the south.



Appropriate scale and roof design ensures both extensions work together.



Large extensions which break the building line and do not respect the scale of the house will be rejected.



Side extensions should be set back and set in to avoid the 'terrace effect'.



Matching roof style and pitch subordinate to the original dwelling with roof extension stepped down and extension stepped back at the front.