

The Red House, Tanyard Hill, Shorne, DA12 3EN.

Proposed side and rear extensions, alterations to the roof of the existing conservatory and conversion of the existing garage to a habitable room.

Design, Access and Planning Statement.

Introduction

An application made previously was approved, Planning Decision Notice 20200109 dated 30th March 2020. Under this application a side extension was approved, the conversion of the internal garage to a habitable room and also the replacement of the conservatory with a habitable room extension.

A pre-application enquiry, reference PRE20220087, was submitted when Synergy PPC Ltd were appointed and asked to review the earlier approved scheme to see whether it is feasible to extend the rear of the house with this extension joining to the existing conservatory. The pre-application response considered this aspect and the advice given was that the proposed rear extension has a piecemeal appearance and that the junction between the conservatory and extension requires more thought. Also, that we consider the varying roof pitches between the main house, conservatory and extensions as proposed and also where the projecting hips to the front of the house can be reflected on top of the proposed garage.

Overall, the pre-application response indicates the scale of the proposed extensions is likely to be acceptable and that the house has sufficient garden area, that there are no concerns regarding outlook, privacy or daylight.

Description

The application property comprises a large detached house in an area where the houses are of mixed designs and styles, with the house siting in a good sized plot that offers off road parking in the in and out drive for at least 4 or 5 vehicles and a good sized secluded rear garden. The house is within the village boundary.

Design

The proposal is to convert the existing garage to a games room, to extend by way of a single storey building with a pitched roof to the northern side of the house and to the rear by way of a single storey extension with the roof running across at the same pitch over the existing conservatory structure so retaining most of the current conservatory. The applicant has taken the advice given through the pre-application enquiry and accepted that it is very difficult to run the roof over the extension to the same pitch as the conservatory. The applicant ideally wished to retain the conservatory roof structure and thermally upgrade it and then tile over it but the pitch is too shallow and it is not feasible to find a good quality roofing material to work to that pitch that is in keeping with the house. So, the decision had to be made to remove the conservatory roof and to therefore run a new roof structure along over the rear extension and the conservatory so this can be tiled with matching tiles to the main roof. By a change to the roof it is also then possible to maintain this same roof

pitch on the side elevation roof. The applicant would like to have some Velux style windows to the side slope of the roof. They will provide light to the storerooms to the side and can be obscure glazed if required.

The rear garden is fully enclosed by a 1.8 metres close boarded fence and landscaped by way of mature trees and shrubs and therefore the garden is well screened especially during the summer.

The side extension will be horizontal timber boarded to the side wall fixed to a block wall with clay tiles to the roof. The rear extension will be brick and block with facing bricks and roof tiles to match the main house and the same tile will be used to the roof of the extensions. There will be a small area of flat roof to the side extension.

A large folding door is proposed to the rear elevation and a timber garage door to the front of the store/garage. Due to the width of this extension, it can only accommodate a small car and not a standard sized vehicle, however, the drive provides sufficient off-road parking.

Access

The house is located in the village and close to the amenities offered here which include a Public House, Local Store and Hairdressers. The village is served by a bus service with bus stops on the Gravesend Road and the Village Hall.

Planning

We consider the proposed extensions to be in proportion to the size of the house and to be in accordance with Gravesham's Residential Layout Guidelines and Policy CS19, Development and Design Principles, of the Core Strategy 2014.

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