

DESIGN AND ACCESS STATEMENT-

LOCAL AUTHORITY
GRAVESEND BOROUGH COUNCIL

22 FROBISHER WAY
GRAVESEND
KENT DA12 4QY

CLIENT
Mr & Mrs Premroy

PROPOSAL:
We are proposing to extend the already built rear extension from 3.5 meters to 4.8 meters which will connect to the garage via a linked brick built construction with doors and windows. The existing garage will be converted to a habitable room built under PD. We are also planning to build a larger front porch as shown on the plans.

We append the application with a building plan, PE1417, Site and Block plans.

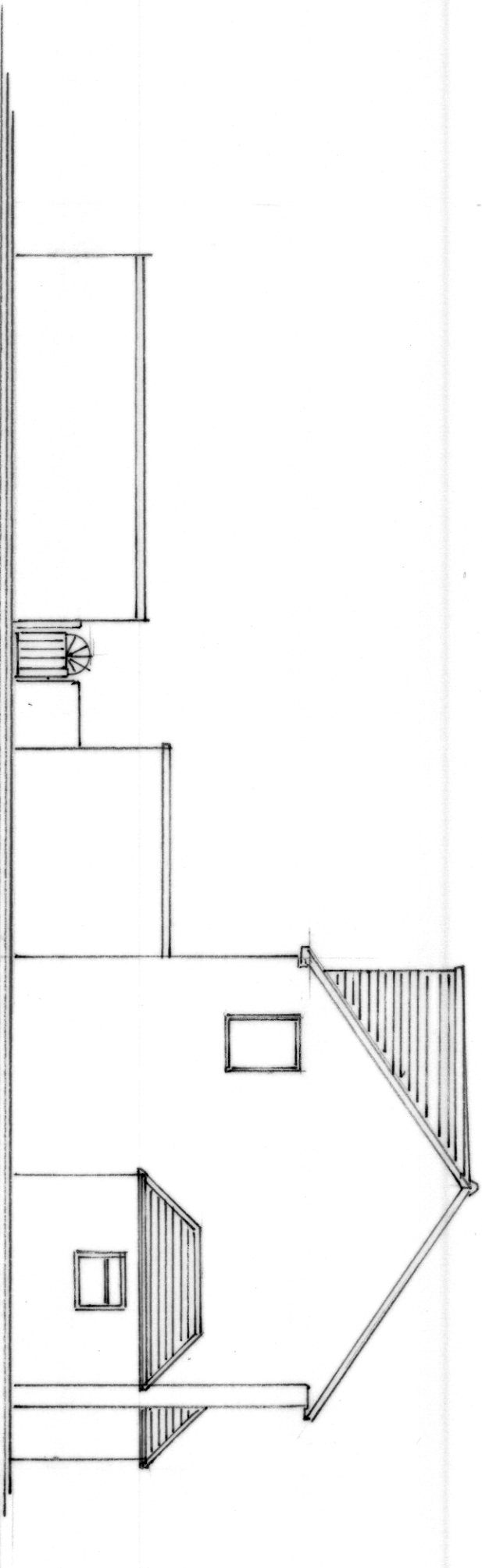
The Site and its surroundings:
The property is an established semi detached house with a large garden in a typical side street amongst mixed semi and other detached properties. No trees will be removed.

Design Statement Use:
The proposed side extension will greatly enhance the residential use of the property providing a larger dining / kitchen area with the garage conversion for the occupiers elderly mother, who they are currently looking after.

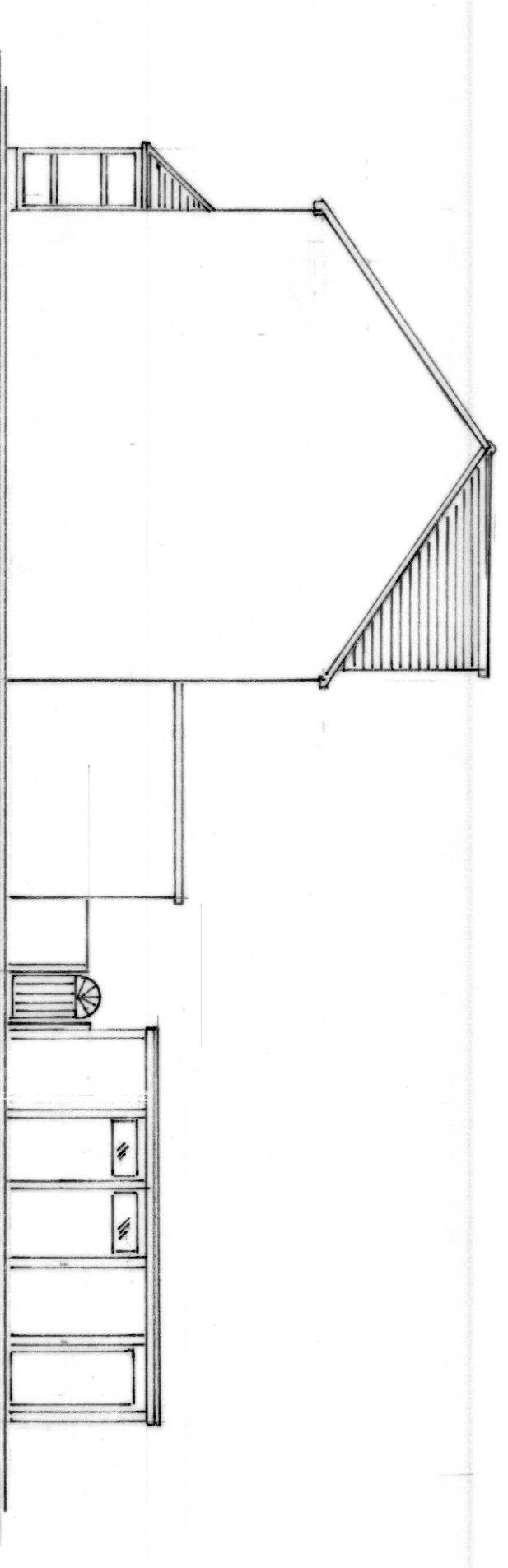
Appearance:
There will be changes to the front elevation by way of a larger porch built with closely matching brickwork, the new proposed extension will also be built with closely matching brick work.

Access:
There will be no changes to the already easy access to the rear.

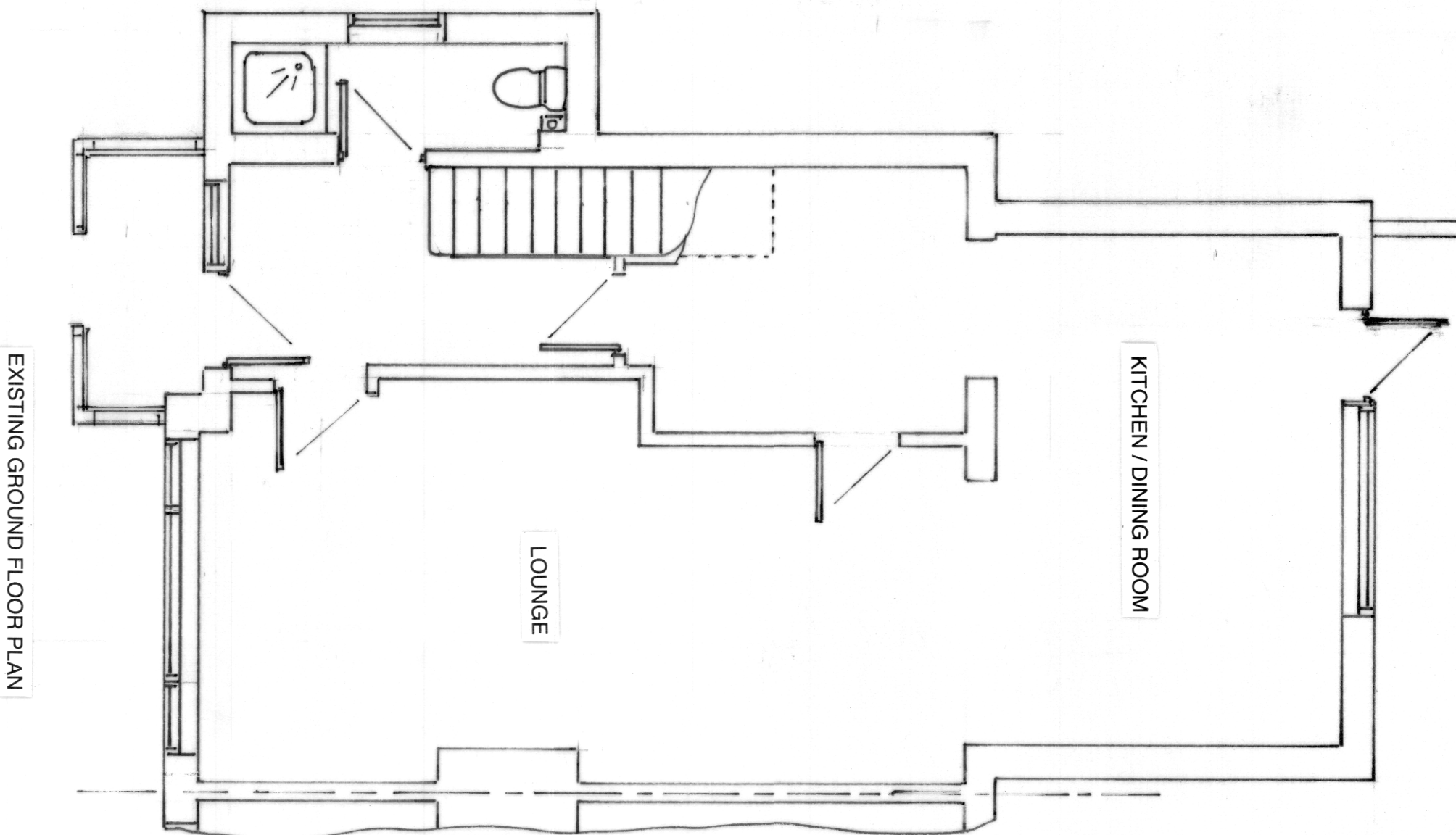
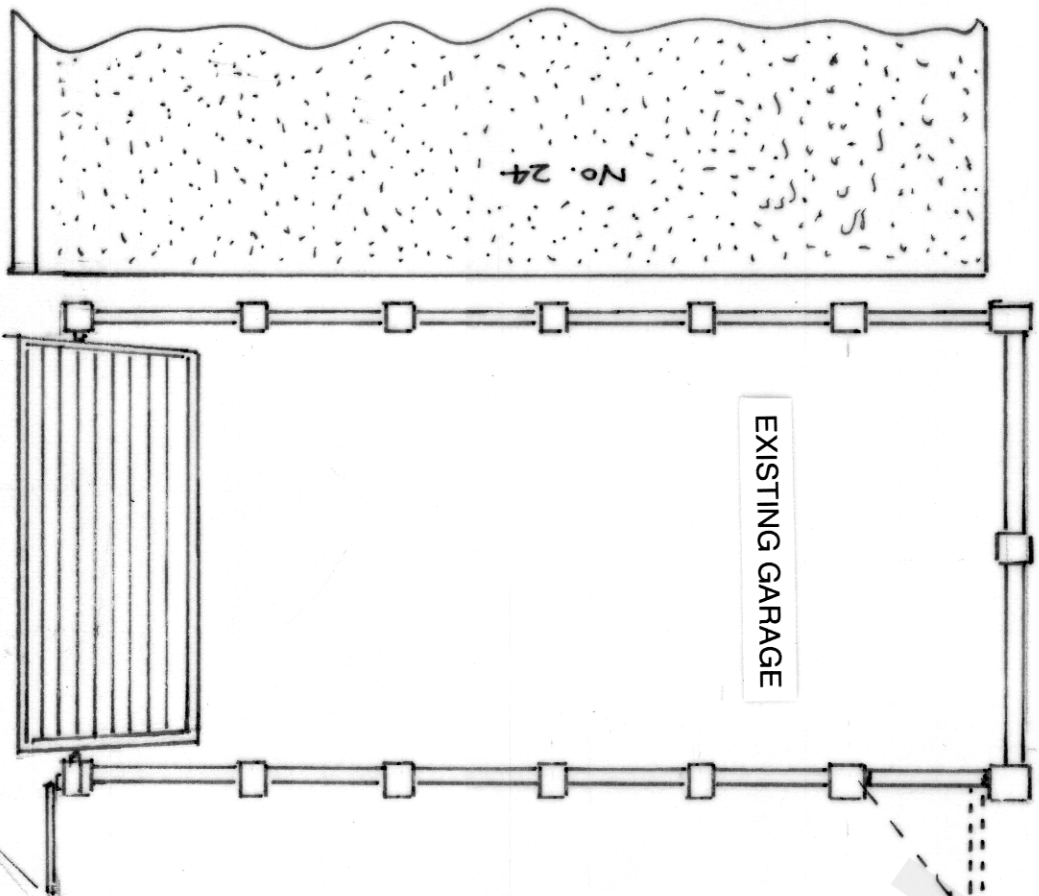
Conclusion:
The overall proposed works in my opinion will not affect the area as seen from the front elevation being that there are several larger porches already built, the additional living accommodation gained will make it into a spacious family home especially having the garage conversion to house the occupants mother.



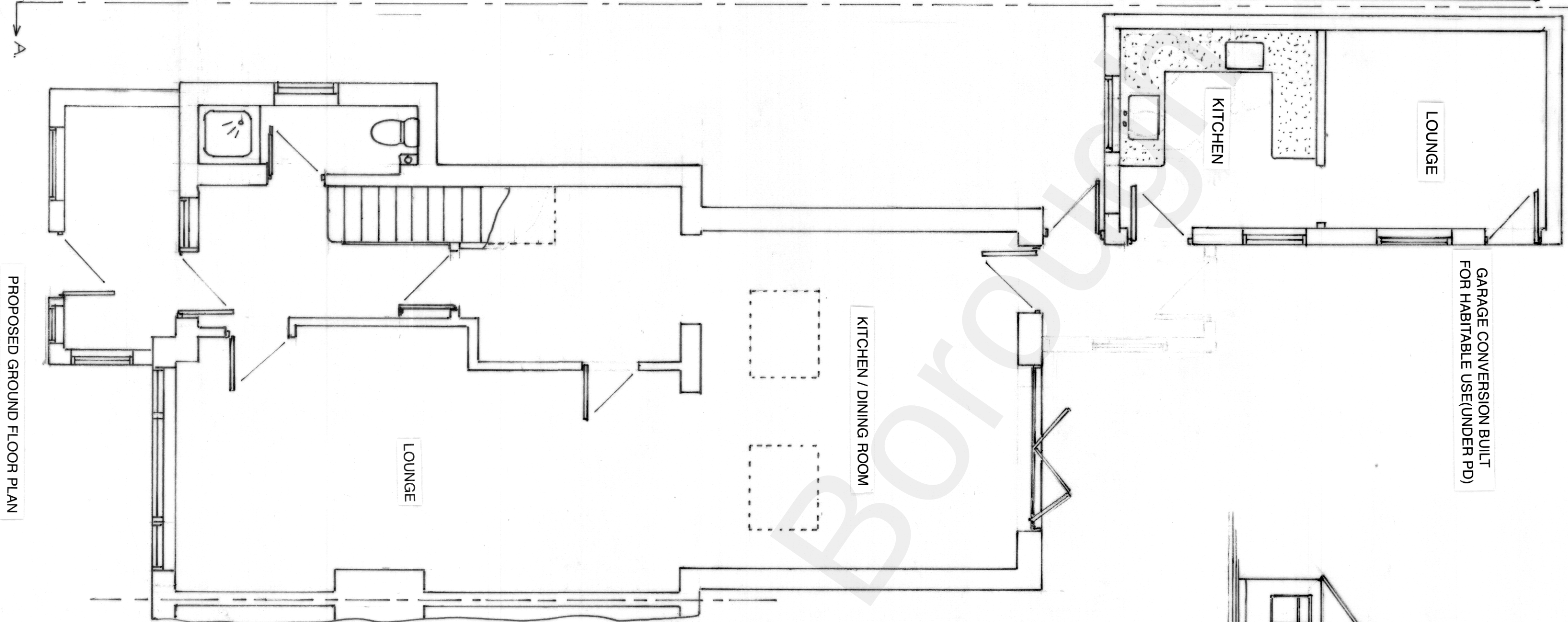
EXISTING SIDE VIEWED NORTHERLY 1:100



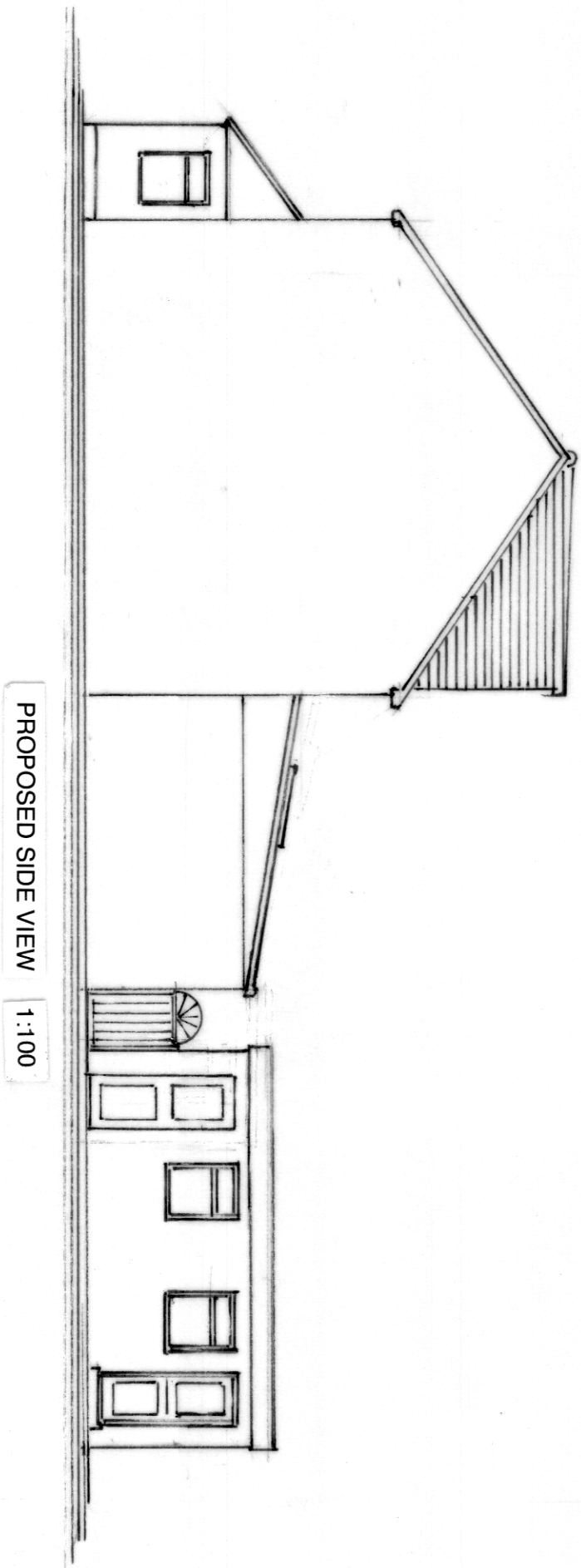
EXISTING SIDE VIEWED SOUTHERLY 1:100



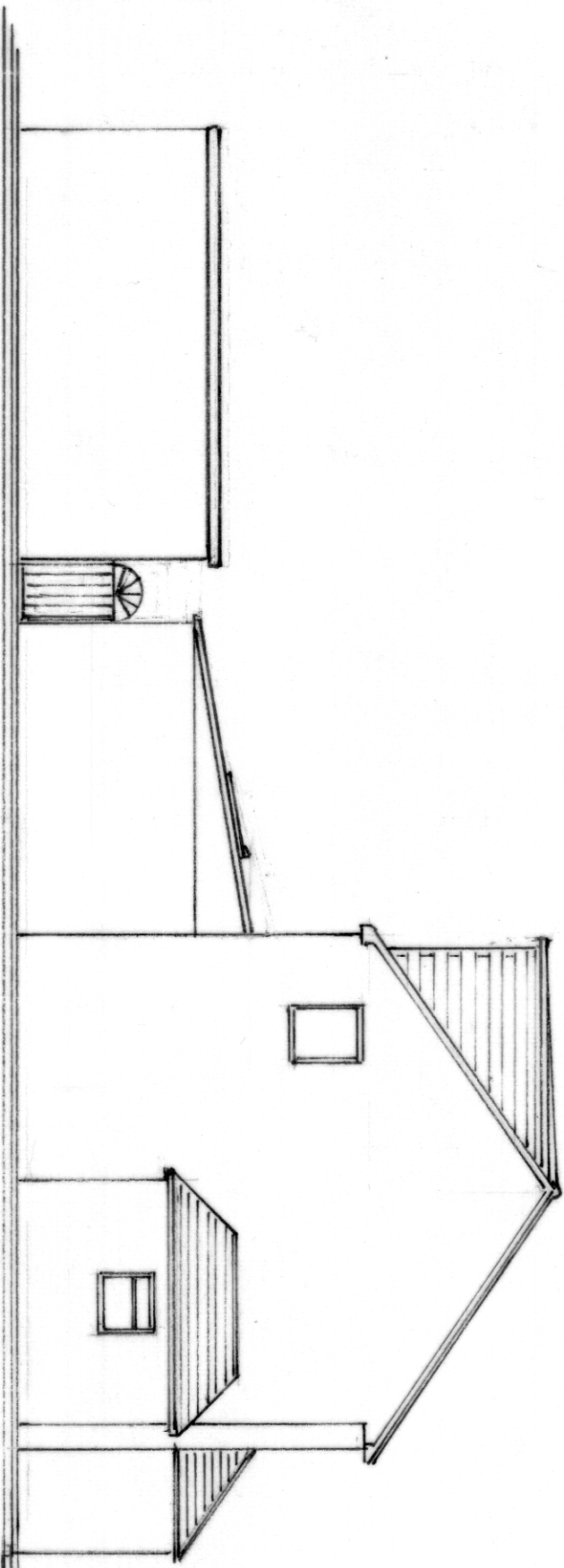
EXISTING GROUND FLOOR PLAN



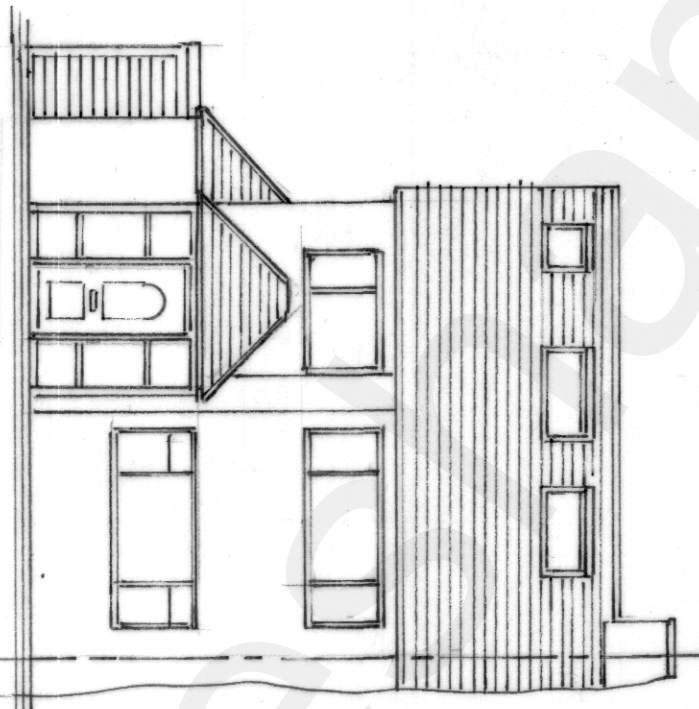
PROPOSED GROUND FLOOR PLAN



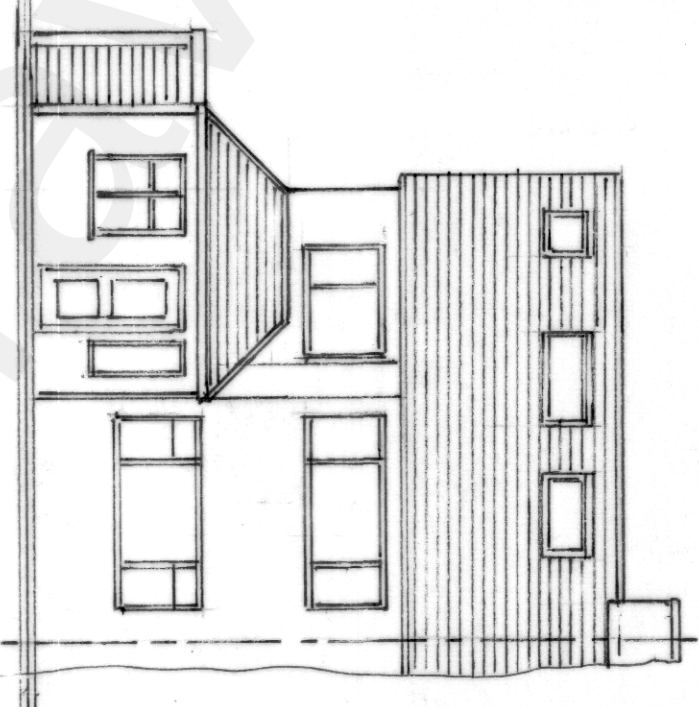
PROPOSED SIDE VIEW 1:100



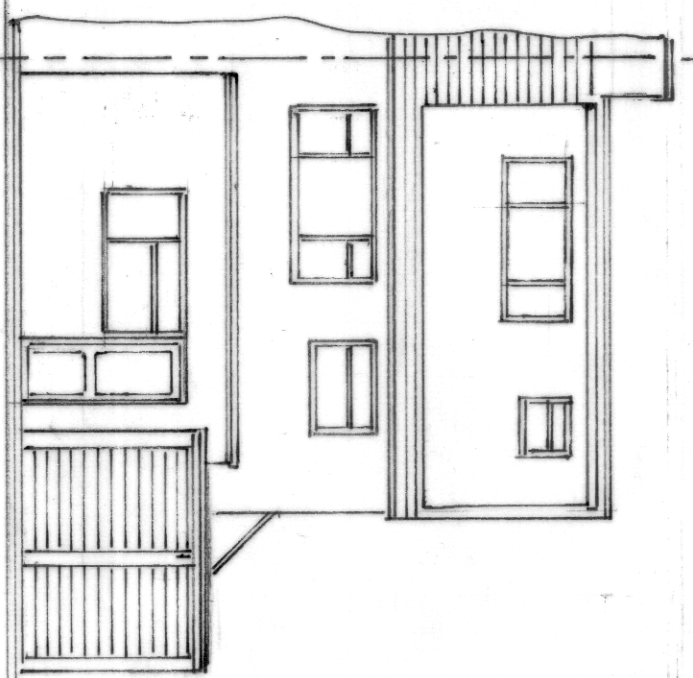
PROPOSED SIDE VIEWED NORTHERLY 1:100 'A.A'



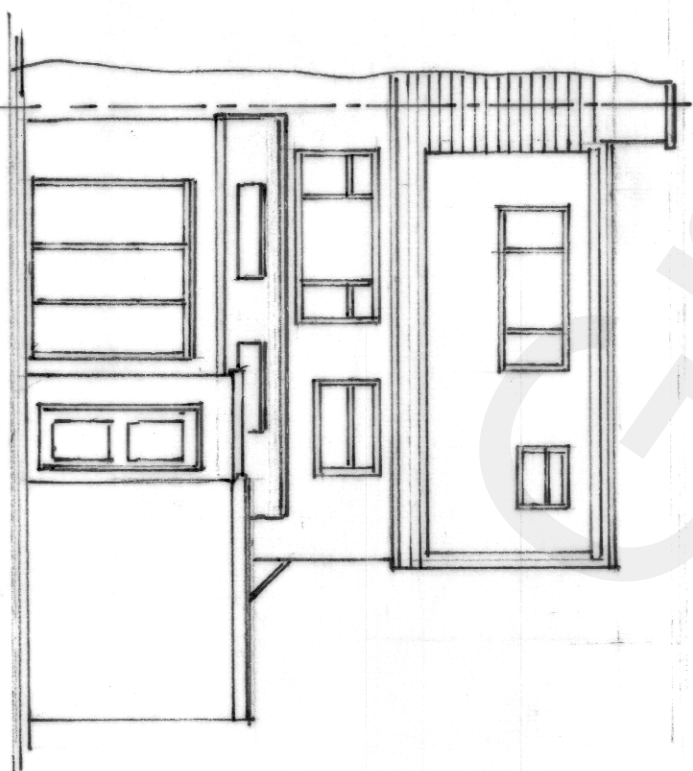
EXISTING FRONT ELEVATION 1:100



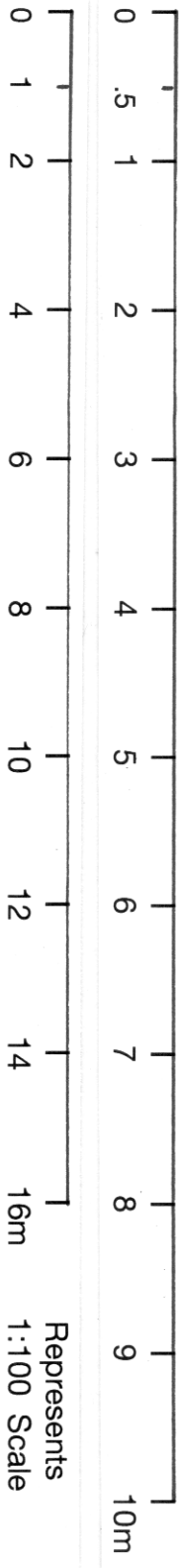
PROPOSED FRONT ELEVATION (NEW PORCH) 1:100



EXISTING REAR ELEVATION VIEWED EASTERLY 1:100



PROPOSED REAR ELEVATION VIEWED EASTERLY 1:100
WINDOW CONFIGURATION TO BE DECIDED ON COMMENCEMENT.



0 0.5 1 2 3 4 6 8 10 12 14 16m
Represents
1:100 Scale

Client.

MR. and MRS. PREMROY
22 FROBISHER WAY
GRAVESEND
KENT DA12 4QY

Divine Loft Conversions Ltd

104 Gravesend Road, Rochester Kent ME2 3PN
Tel: 01634 780107 - 07850 314941
www.divinelofts.co.uk - email phil@divinelofts.co.uk

Applying for Planning Permission
For Rear Extension, new wider Front Porch. Also for a change of use of the Garage conversion to a habitable accommodation.

SCALE 1:50 & 1:100 @ A1
Date 27th AUGUST 2021
DRAWING NO.. PE1417

Amended
17th Nov. 2021