

Address of property:

20 Bourne Road,
Gravesend,
Kent,
DA12 4EB.

Planning Statement

Our Ref: DODQ/150524/05

Date: 25.06.2024

Issuance: *Planning Portal*

Description of Proposed Works:

Rear single storey extension.

Why do you consider that Planning Permission should be granted for this proposal:

We believe Planning Permission should be granted for this proposal for the following reasons:

- The extension is a modest scheme in relation to the scale of the rear garden and property as a whole.
- The extension extends 3.3m beyond the rear wall relative to neighbouring property no.22 and is separated from this property by no.22 attached garage and a 2m high fence. The ground level at no.22 is also approximately 1.15m higher than that of no.20, therefore the height of the proposal is a mere 1.8m relative to the ground level to the rear at no.22.
- No.18 is not affected by the proposal.
- The applicant works from home with young children at school age. A separate work office/study from the main living areas is necessary to enable the applicant to work from a quiet space not affected a busy and social family life.
- Being single storey the proposal has limited visual impact on the property, neighbouring properties and area as a whole.
- No windows or doors affect privacy to neighbouring properties.

We believe the proposal to be subservient to the principal dwelling and to be designed sympathetically to compliment the host property and to be sympathetic to the neighbouring homes and the local context. We therefore submit this proposal to be approved.

Please get in touch if further clarification required.