

LICOT – Dean Lane, Meopham, Gravesend, Kent DA13 0BS

Planning Application Notes –

Proposed Single storey side extension with pitched and hipped roof detail aligning with existing building line.

SUMMARY SCOPE OF WORKS - B

Site.

The site is accessed off of Dean Lane in Harvel via a 70 metre drive and set within approximately 2.5 acres of countryside. Existing buildings comprise of a 2 bedroom bungalow dwelling with a detached garage.

The detached bungalow and garage were built in the mid 1990s with the previous chalet dwelling being demolished.

Existing dwelling gross 93M2
Existing garage gross 61M2

The property is connected to mains water and electricity with LPG gas central heating and has a septic tank for drainage.

The site has easy access to to the A2, M2, M25, and M20, as well as nearby Meopham, Gravesend.

Proposed Works.

Read in-conjunction with drawings –

D021 B PROPOSED GROUND FLOOR PLAN

D021.1 PROPOSED FIRST FLOOR PLAN

D021.2 B EXISTING AND PROPOSED ROOF PLANS

D022.1 B PROPOSED EXTERNAL ELEVATIONS

Front Elevation.

Existing line of front elevation to remain.

Existing entrance and box bay window detail to be removed and a new off centre double door entrance created with a sash window detail placed either side.

Right hand side of front elevation, Existing UPVC windows to be replaced / repositioned with new sash windows. Left hand side of front elevation to be removed with new 8000mm wide block and brick wall built tying the existing front elevation in line with the proposed left hand extension, with a black stained timber plank cladding detail. Existing UPVC windows to be replaced with new sliding / bi-fold door detail.

Rear Elevation.

Existing rear elevation to remain with the removal of existing UPVC windows and replaced with 4 No Sash Windows and 1 No Door

An 8000mm wide new block and brick elevation to be built along the existing building line tying the existing rear elevation in line with the proposed side extension, to this 1 No Sash Window and 1 No Door detail will be added.

Brick and roof tiles to the new extension will be matched to the existing materials of the existing building.

The existing rear garden retaining wall will be extended to cover the area +2000mm linear of the new 8000mm side extension.

Right hand elevation.

Existing UPVC windows to be replaced / repositioned with new sash window

Existing Left hand elevation.

Existing UPVC doors / windows to be removed and the aperture to be infilled with a blockwork walling construction.

Proposed Left hand elevation.

New 5900mm wide elevation to be of block and brick construction with a black stained timber plank cladding detail with additional 1 No sash window detail.

Roof.

The new 8000x5900mm single floor extension will have a pitched and hipped roof detail that matches that of the existing front and right hand side elevations, all new materials and finishes will match the existing roof tile, fascia and soffit finishes.

The new roof ridge line height to match existing.

Garage.

Existing garage structure to remain.

Proposed Gross Internal areas.

Proposed dwelling ground floor gross internal area 126M²

Existing garage gross internal area 46M²