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5451

PLANNING STATEMENT

Conversion of garage into habitable and
associated alterations to the front elevation

at

98 Flowerhill Way
Istead Rise, Gravesend DA13 9DW

November 2023



PLANNING STATEMENT

This proposal is for the conversion of an integral garage into habitable space and associated alterations to the front elevation.

The existing garage is currently used for storage and the front driveway benefits from 2 [no] parking spaces.

The proposal is to convert the existing integral garage into a habitable space.

The additional internal space will be of benefit to the applicant's family and elderly relatives.

The external alterations will be relatively minor and include the replacement of the existing garage door and a new window to the street facing front elevation.

Materials are to match the existing dwelling.

It is also proposed to widen the existing dropped kerb which is currently insufficient for manoeuvring onto the existing driveway.

The existing 2 [no] off street parking arrangements will remain unchanged.

APPLICATION DOCUMENTS

D-01 site location plan
D-02 existing block plan
D-03 proposed block plan
D-04a existing floor plans and elevations
D-05a proposed floor plans and elevations

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PLANNING HISTORY (5)

[Development of estate with roads and 140 house plots.](#)

Ref. No: 19601176 | Status: Application Permitted

[Development as a residential estate](#)

Ref. No: 19551100 | Status: Application Permitted

[Retention of a raised decked area in the rear garden](#)

Ref. No: 20190973 | Status: Application Permitted

[Erection of two storey side extension and single storey rear extension to form garage, kitchen/breakfast room and dining room at ground floor level with games room/bedroom at first floor level.](#)

Ref. No: 20050450 | Status: Application Permitted

Erection of two storey side extension and single storey rear extension to form garage, kitchen/breakfast room and dining room at ground floor level with games room/bedroom at first floor level.

Ref. No: 20050244 | Status: Application Refused

Liam Wood
For DAC Architects

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