

PLANNING STATEMENT

63 TRADESCANT DRIVE,
MEOPHAM, GRAVESEND DA13 0DZ



The House – 63 Tradescant Drive is a 4 bedroom family home spread over 2 floors. On the ground floor there is a porch and entrance hall which leads into the dining area and the lounge is accessed from there. The dining area and kitchen are open planed. From the dining area there are double doors to a child's play room which leads in turn to the side garden. There is also a door to a small utility, which also has a door to the side garden and a door to access the ground floor W/C. The hallway stairs leads to the first floor and a central hallway with access to each of the 5 bedrooms and the family bathroom.

The house is a semi detached home with a large rear and side garden and large drive with off road parking.

Tradescant Drive is a fully residential road with a mixture of houses which have in turn multiple extensions and are a mixture of semi detached, detached and chalet bungalow. The properties are nearly all similar in material finish with face brickwork and concrete tiles to the roof.

The Proposal – We are seeking permission to extend the ground floor across the width of the property by 2.2m and alter the fenestration so there are double doors to provide suitable and missing direct access to the garden for the family's use, this means a far better flow to the house and the children and family can make use of the lovely garden. The Utility and W/C alter to provide a larger and more practical Utility Room that's fit for purpose.

On the first floor we want to add a front window to the existing Bedroom 4 as there is no fenestration on this blank front wall so this will improve the front look of the house and the street scene. The first floor small extension of 1.45m from the rear wall allows for the bedroom to be split into 2 bedrooms one to be used as a home office and it also allows the very small existing bathroom to be enlarged to allow a normal sized bath and more practical layout for use with young children which would transform the use of the house and make life so much easier !

All materials would match the existing house finishes and the extension has no negative effects on the neighbouring properties nor the street scene.

There was a refused larger application (REF- 20251132) which wanted a much larger extension especially to the first floor which made the rear very bulky and very intrusive on the neighbouring property and also included a side extension. This application is now in keeping with the area and house and the scale and size of the extensions and alterations are in keeping with the property and many other local houses have achieved very similar or larger extensions so we would hope the council will support this much more appropriate plan to form this forever family home !