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14th December 2021

Gravesham Borough Council
Planning Department
Civic Centre
Gravesend
Kent
DA12 1AU

Dear Sirs / Madam,

Re: Glasbaile, Norwood Lane, Meopham, Kent DA13 0YE

Please find enclosed copies of the drawings; together with completed applications forms comprising of a full plans planning application at the above site.

The Site and Location Assessment

Norwood Lane is located off Wrotham Road A227 close to the town centre, within easy walking distance to the local amenities. The property is not listed and does not lie within any area of special designation. The property is semi-detached with land surrounding the house with some planting. The existing dwelling is finished in red brickwork and render under a tiled roof.

Proposed Development

The proposals are to extend the existing house to the side with a two-storey side extension. The new space will provide a master bedroom, en-suite, and better sized family kitchen. The roof over the extension has been designed to sit lower than the main roof ensuring it is subservient to the main house and finished in tiles to match the house. The neighbouring dwellings to the northeast and northwest have no habitable flank windows facing the site, and as such there would be no undue loss of light or outlook to the occupiers of these neighbouring dwelling. No flank windows are proposed within the proposed extension and the rear facing windows would not give rise to any additional opportunities for overlooking or loss of privacy.

Development Amount

The site has a total area of 0.04 Hectares. The existing house has a footprint of 115m² not including the garage, the proposed works will provide an additional 56m² of internal floor space including the new garage space.

Scale

The design has been kept in-line with the existing house and the buildings on the surrounding plots.

Appearance

The proposed extension has been designed to complement the existing properties in the area and allows for separation to other properties. External materials will be of a high quality and include brickwork and roof tiles to match the existing house. The materials will be sourced in terms of colour and texture relating them to the local vernacular. The design seeks to mirror the agriculture style that is common in this part of Kent.

Access

Access to the dwelling will be unaffected by the proposed works.

Should you have any queries on the above application or require any further information please contact us.

Yours Faithfully,

Matthew Woodhams
BA(Hons) Dip Arch UD