

Planning Design Access Statement

for

**Replacement of existing roof, being raised from an
approximate 27 degree pitch to a 40 degree pitch, to
accommodate a Games room**

375a Singlewell Road

Gravesend

Kent

DA11 7RL

for

Mr & Mrs Aujla

March 2022

PROPOSAL

This Planning Statement has been prepared to accompany the Planning Application for the following proposal:

Replacement of existing roof being raised from an approximate 27 degree pitch to a 40 degree pitch to accommodate a Games Room

APPLICATION SITE & PLANNING HISTORY

The application site sits on the Singlewell Road within the main town of Gravesend.

The existing house has a mix of facing brickwork, wall plain tile hanging, and architectural stone. The existing roof has concrete pantiles.

The site has the benefit of an existing planning approval Ref No. **20210303** for the Erection of a single storey rear extension and first floor side extension, very recently this planning approval was granted some minor Non-material amendments as reference under Ref No. **20220134**

It is important to note that the existing and proposed drawings P1 & P2 that accompany this planning application Incorporate the approved extensions and associated amendments although these are yet to be built on site.

The new proposals is to simply add a second storey within the loft the area, in order to accommodate this the existing roof pitch needs to be raised from 27 degrees to 40 degrees, this is being carried out on the main roof only and not to the approved side extension roof which will stay at the approved 27 degrees.

ACCESS

The site benefits from a good size amenity area with plenty of vehicular parking

Vehicular access is gained into the site directly off the Singlewell Road and has the benefit of a separate egress again leading directly onto the Singlewell Road, thereby avoiding the need for vehicular turning on site.

Pedestrian access is gained into the site directly off the Singlewell Road.

EXISTING PHOTOGRAPHS



EXISTING FRONT ELEVATION ON SINGLEWELL ROAD



EXISTING RHS BOUNDARY WITH 375 SINGLEWELL ROAD



EXISTING LHS BOUNDARY WITH 377 SINGLEWELL ROAD



EXISTING REAR ELEVATION