

Orchard House, Thong Lane, Shorne, Gravesend

Single storey rear extension.

Orchard House is a detached house designed as a modern light and airy home, built and occupied by the architect owner very recently. The house was built sometime between 1960 and 1980.

In 1980 planning approval was granted for a first floor extension over the flat roofed garage which would provide a bedroom and bathroom. This extension hasn't been constructed.

The house and garden are on lower ground to the road and a boundary wall along the edge of the front garden together with matured landscaping provides visual screening of the house from the road.

We hereby submit a Lawful Development application for a single storey rear extension to be attached to the original rear wall extending no more than 4 metres from this rear wall and being no more than 3 metres in overall height.

Planning

The house is located within Thong Conservation Area.

This proposal is for an extension is permitted development rights to add a single storey rear extension under The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Class taking account of the dwelling being within article 2(3) land which restricts the development to a rear extension extending out no more than 4 metres from the original rear wall and of single storey. As the development is within article 2(3) land, external materials are to match the original dwelling and so the external walls will be in facing brick to match the main house and roof shall be single ply membrane.

Proposal

The details for the single storey extension are shown on the submitted drawings.

Access

There is a single step up by the front door and then level access throughout the ground floor. Reception rooms and cloakroom are provided on the ground floor.

Thong Lane is a well-used thoroughfare between the A2 and the residential areas of Riverview Park, Chalk and east side of Gravesend.

The nearest bus stop is to the north by Leander Drive. Most residents will rely on car travel.

Design

The extension is located to the rear of the dwelling and will be screened from view from the front by the front boundary wall and existing trees and shrubs planted through the garden. The design is limited by restrictions imposed by the permitted development order, however the exterior brickwork will match the existing house.

End