

PLANNING STATEMENT FOR

Ground and first floor rear extensions at Vine Cottage, 5 Henley Street, Luddesdown, Kent, DA13 0XB

1. Introduction

This planning application is for a ground and first floor rear extension to a terraced residential property. This planning statement is to be read in conjunction with the planning drawings as listed in the application.

2. The Site

The site is in a residential area predominately made up of two storey dwellings with private gardens some of the dwellings have had various types of double and single storey extensions added to them.

The property is within a terrace located in the south side of Henley Street.

The adjoining properties numbers 4 and 6 Henley Street both have double storey additions added to them

3. The Proposal

The applicant would like extend the first floor bathroom as in it's current format it is too small to accommodate a functional layout.

The current rear ground floor plan is very fragmented with a conservatory and store (which was originally an outside toilet) both spaces are not of much use in their current format.

By converting and rebuilding these spaces it would provide better usage of the ground floor plan.

The first floor external walls will be finished in a composite shiplap cladding on insulated timber frame with a felt flat roof. The ground floor external walls will be in both facing brickwork to match the existing and also finished in a composite shiplap cladding on insulated timber frame with a felt flat roof. With windows and doors are to be white upvc all to match the existing house.

The performance of the extension will meet all current Building Regulations criteria.

Tony Angeletta

March 2025