

Ref: MB/4601/1

5th April 2023

Planning Dept.
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Sirs,

Re: 38 Fairview Road, Istead Rise, Kent DA13 9DR

Please accept this letter as confirmation that we have today submitted a householder planning application for removal of the existing large front and rear dormers to construct a front gable, new front dormer window, rear first floor extension and conversion of the integral garage to a habitable room. There is no planning history on this property since it was built.

Within this application the new extended front gable will sit over the existing garage, with a small ground floor extension from the study out to sit flush with the existing garage front wall. A front gable has been created to form a larger better proportion second bedroom and with the introduction of a dormer window to the main bedroom both of these changes provide interest to the character of the property. To the ground floor the integral garage is changed to a habitable room, allowing a window to be inserted to the front elevation and a smaller window placed to the study of the lower part of the gable with a larger window positioning above at first floor. The intended finish of the gable will be render.

To the side elevations there is not a great deal of change with the large bedroom window being reduced in size, which will become a window for the ensuite. To the ground floor the garage side door will be bricked up.

To the rear elevation, a partial first floor extension has been designed, which is to be built off the existing rear wall that is currently half a storey high at first floor. This design change allows a more sustainable and efficient use of the existing building without having to extend out into the garden. In doing so it helps create a third bedroom using the existing building footprint. There are new windows to the rear first floor to replace the existing long flat roof dormer. There will be a new flat roof and continuation of the existing brickwork to the new construction in this area.

To the ground floor the existing integral garage is to become a habitable room, which again utilizes the existing building footprint. The creation of any additional habitable floor area is all contained within the existing building footprint and any additional floor areas are fairly small, with a total additional habitable floor area gain of 31sq/m at the first floor.

We consider all the proposed changes are fairly modest, but effective and efficient in utilizing the existing building space, whilst enhancing the character of the property but maintain neighbouring privacy and outlook.

We trust the enclosed planning application containing householder application form and scaled application drawings will be sufficient to register the application and the applicant will pay the £206.00 planning fee directly in order to validate the submission.

Yours faithfully,

M Barrett

MATTHEW BARRETT BA (Hons) Dip Arch ARB

matthew@mberdesigns.co.uk