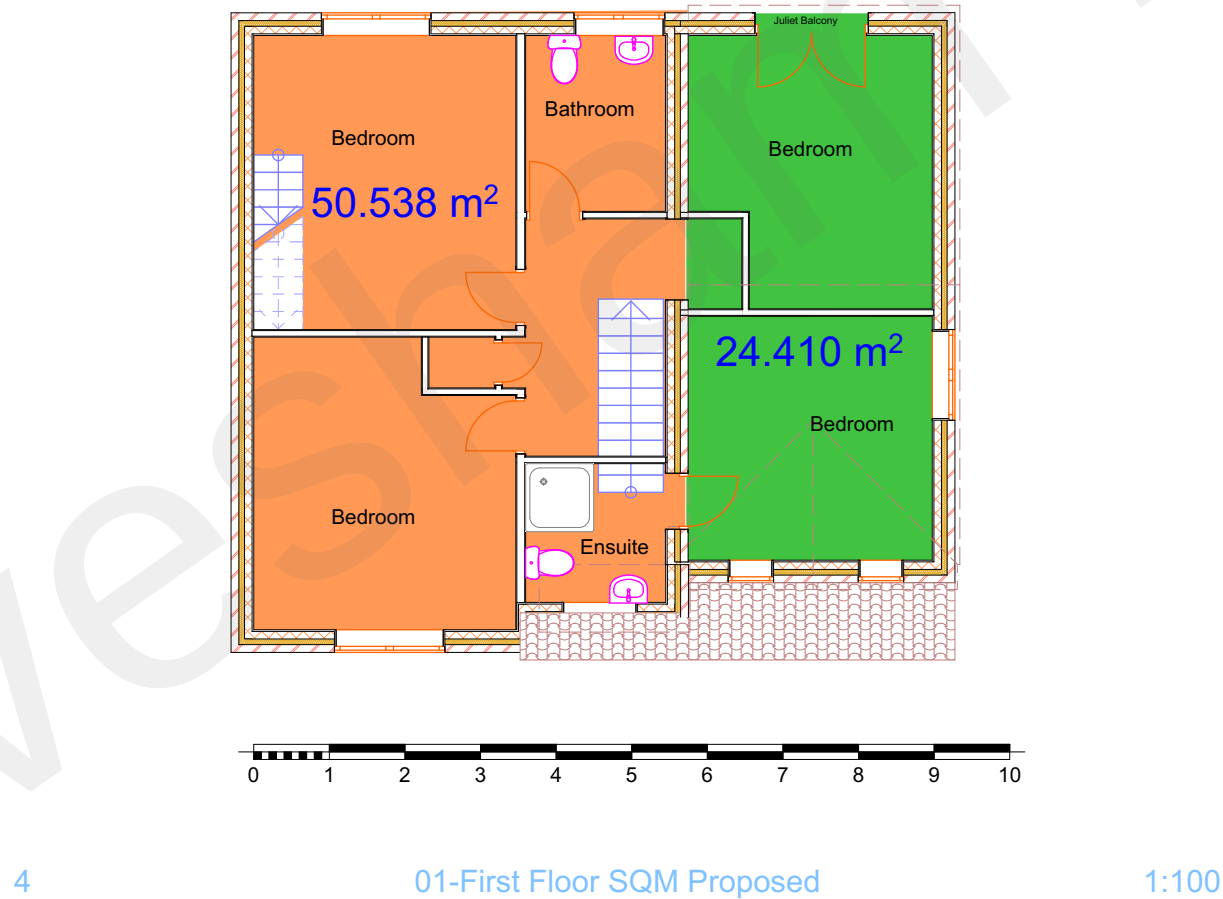
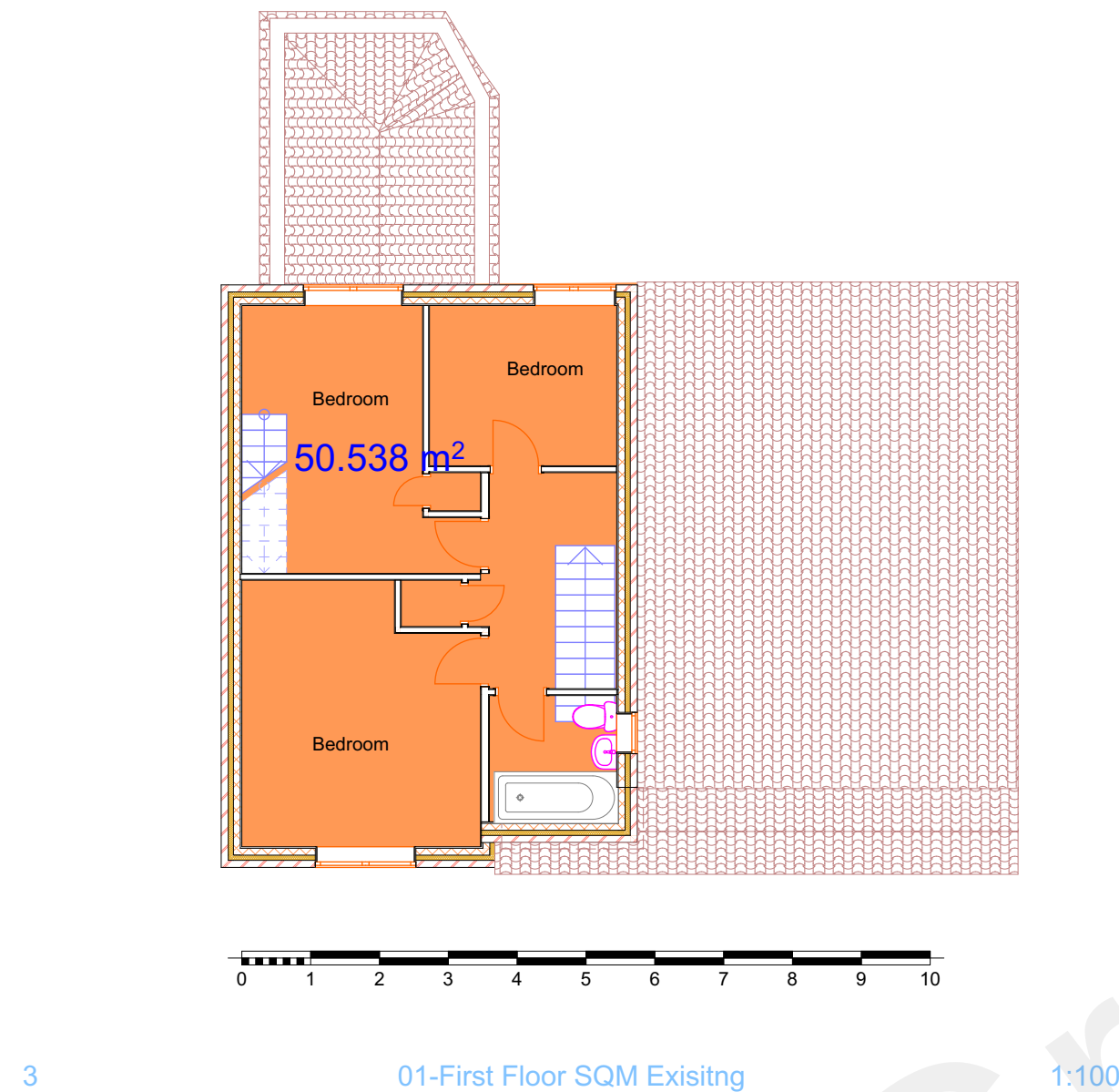
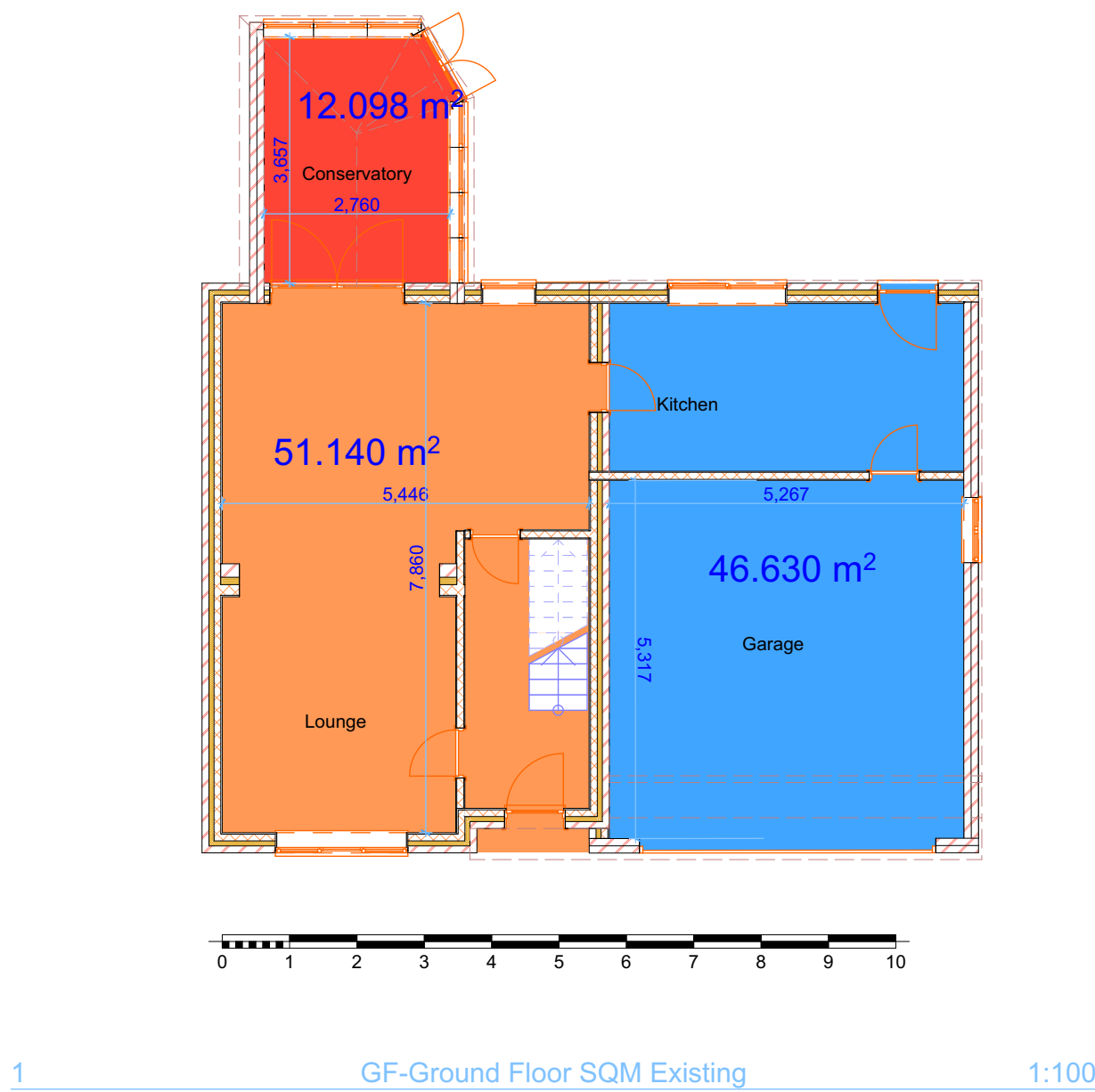




To whom it may concern,

We are submitting our final planning permission for 12 Hays Mead, Luddesdown, DA13 0XD. This house was purchased as a project with the intention of making this our dream home. Our initial plans were what we envisaged out dream house to look like. We are a growing young family who just want to make this tired property our forever home.

The plans we are submitting today are following a site visit with Rebecca Harrison to discuss what we need compromise on to make this a reality.

Rebecca also asked for the new plans to show the extension stepped back from the original dwelling, lower the ridge line, make the new front gable less imposing and smaller than the original gable and reduce the overall extension size to 33% of the original size of the property.

We have adhered to all of the above requirements as detailed below apart from the latter.

Original size of the property is 160.3 sqm and the new plans reduce the size to a total of 150.4 sqm.

We have achieved this by removing the large ground floor extension at 45.63 sqm and the conservatory at 12.09 sqm a total of 57.72.

We propose to add a 2-storey extension with less square meterage over two floors (48.82 sqm) than we removed from the first floor (57.72 sqm). We have stepped the extension back from the building line to make it subservient, dropped the roof ridge line to make the extension look subservient to main dwelling.

EXISTING	Original	Additional	% on Original
Downstairs(original)	51.14		
Upstairs(original)	50.53		
Downstairs(Additional)		46.63	
Downstairs(Conservatory)		12.09	
Upstairs (Additional)			
Total SQM	101.67	58.72	57.76%
Total SQM	160.39		

PROPOSED	Original	Additional	% on Original
Downstairs(original)	51.14		
Upstairs(original)	50.53		
Downstairs(Additional)		24.41	
Conservatory Removed			
Upstairs (Additional)		24.41	
Total SQM	101.67	48.82	48.02%
Total SQM	150.49		

To reduce size we have
Removed Larger Ground Floor Extension (46.63 SQM)
Removed Conservatory (12.09 SQM)
Added a 2 storey extension with less SQM over 2 floors (48.82) than we removed from 1 floor (57.72)
Stepped nex extension front back from nuilding line to make look subservient
Dropped the roof ridge line to make extension look subservient to main dwe lling



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Scales @ A1	Date
1:100	2022-05-17

Client Approval
A - Approved
B - Approved with Comments
C - Do Not Use

Layout Title
SQM Existing V Proposed

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Project
12 Haysmead

status
Planning Application

Site Address
12 Hays Mead Luddesdown GRAVESEND Kent DA13 0XD

Drawing Number	project	originator	zone	level	type	role	number	rev
Layout ID	01							