

2 Hays Mead, Luddesdown, DA13 0XD

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Introduction

This application relates to 2Hays Mead, Luddsdown, DA13 0XD.

The proposed site is located within the Gravesham District Council Area.

This application seeks planning permission for:

1. To extend the original dwelling with a double storey side extension. This will have a floorspace of 46sqm.
2. To install renewable energy heating system in way of an air source heat pump.

Key



Site



Key View



Site and Context



View 1



View 2



View 3

Proposed Scheme

<u>Proposed Amended Scheme</u> This application is an amended version of 20220498 which was granted on 03rd August 2022. All details are as the previous application, with the addition of a dormer/gable over the window in the side extension. We are also removing a proposed window to the bathroom and replacing this with a rooflight. These amendments are due to existing eaves not being high enough to accommodate the proposed fenestration and to be compliant with current building regulations. Changes to the existing roof as per the previous planning drawings would impact the adjoining property as well as leading to excessive costs. <u>Design Approach</u> The addition of a dormer will create a gable, which mirrors the current design language of the property. Furthermore, it matches the existing extension of the adjoining property (No 1) and is almost identical to that of the granted permission of No 12 (Planning Ref: 20221284, issue dated 30th Jan 2023).	Following the Supplementary planning document (SPD) Householder Extensions/Alterations Design Guide 10.5, the proposed side extension is set back from the principal elevation of the dwelling, and also set down from the overall ridgeline to provide an appearance of subservience to the main dwelling. The additional dormer does not alter the ridge height in any way. <u>Analysis of Impact</u> No. 2 Hays Mead is located on the northern side of Hays Mead Road (see Site Plan on page 3). The nearest dwelling, No. 3 Hays Mead, is orientated in the same plane as No.2. The proposed amendment will not add any height to the ridge line. This is not habitable space and only serves a purpose of allowing the window as per the previous planning application to be accommodated as per the building regulations sill height. The addition of the dormer will not have any overbearing impact on No.3. It will have no	material impact on the amount of sunlight that No.3 will receive. The extension passes the '45-degree test' as set out in the Gravesham Residential Design Extensions SPD (see above), resulting in no increased loss of sunlight because the extension is within 45 degrees of the existing main roofline. There are no properties to the front or rear of No.2. There is only agricultural land with no public rights of way. The agricultural land is set 5m higher than the plot, therefore no views will be lost due to the addition of the side extension.
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Proposed Materials

As per the original planning application and following the Residential Extensions SPD, we propose to match the existing materials for the proposed pitched roof, the street elevation, and windows and also the proportional fenestration details to create a sense of symmetry.

The proposed materials for the walls are brick as per the existing house. The roof pitch has also been designed to match that of the existing house.

Parking and Highways

The proposal will not add any additional liveable area. Therefore there will be no increase in parking demand or traffic impact as a result.

Comparison Elevations



EXISTING ELEVATION



APPROVED PLANNING DRAWING ELEVATION
(INCORRECT ROOFLINE)



PROPOSED AMENDED ELEVATION