

DESIGN & ACCESS STATEMENT

**ERECTION OF FIRST FLOOR EXTENSION WITH HIPPED
ROOF TO FRONT ELEVATION OVER EXISTING PORCH**

AT

**43 CAMBRIA CRESCENT
GRAVESEND
DA12 4NJ**

PREPARED BY:

WHITE PAGE DESIGNS

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1.0 INTRODUCTION

No 43 Cambria Crescent is a semi-detached two storey property on the south side of Cambria Crescent. The owner would like to extend at first floor to the front over existing porch.

This will enlarge the existing small front bedroom with valuable additional space.

2.0 SITE AND SURROUNDINGS

As noted above, the property is situated on the southern side of Cambria Crescent between junctions with Kelso Drive and Stornoway Strand. It is arranged over two floors and is of traditional construction with pitched main roof.

Cambria Crescent lies to the south east of Gravesend town centre and no.43 sits on than rises on slight gradient north to south.

The existing living accommodation comprises of a living room, dining area, kitchen and WC on the ground floor. Three bedrooms and a bathroom occupy the first floor.

3.0 PROPOSAL

The proposal is to remove the pitched roof over existing front porch and erect a first floor extension over retained porch, utilising structure below.

The extension will keep to the existing porch footprint with eaves height matching the existing property.

The front elevation at ground floor will be unchanged and a new window will be provided at first floor level within the extension.

The extension will be finished with a hipped pitched roof over.

External walls will have facing brickwork, window will be uPVC and pitched roof will be tiled.

4.0 PLANNING HISTORY

- 4..1** The existing porch is an extension to the original property and was approved and built in 2014.

5.0 PRECEDENT

- 5.1** There is relevant precedent for first floor and two storey front extensions on properties in the immediate surrounding area, notably neighbours at no.32, 34, 42 and 44.

6.0 PLANNING ISSUES

6.1 Effect on Amenity of Neighbours

The proposal will have no effect on the neighbour at no.45 as the proposed extension is on the opposing side of the property.

Furthermore, there will be no adverse effect on the neighbour at no.41 given the distance across shared driveway between the properties.

6.2 Effect on the Character and Appearance of the Area

The proposed front extension is appropriate in scale and massing in relation to the host property and the exterior will be facing brickwork to closely match existing.

7.0 SUMMARY

The front extension over existing retained porch will provide much desired additional space to the small front bedroom in line with the same extension on various properties along Cambria Crescent.