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Updated Supporting Statement

For A

Planning Application For A First Floor Extension And

Additional Accommodation Within Roof Space

At

3, Bronte View

Gravesend

Kent

Da12 1px

For

Mr & Mrs D Power

Project: 3 Bronte View, Gravesend, Kent DA12 1PX

Client: Mrs & Mrs D Power

Document: Supporting Statement

Ref: JLH/230

<u>Issue</u>	<u>Date</u>	<u>Status</u>
1	20th October 2022	Issue
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CONTENTS

1. INTRODUCTION
2. ANALYSIS OF SITE AND SURROUNDING AREA
3. PLANNING HISTORY AND PROPOSALS

1.0 INTRODUCTION

This Statement has been prepared to support a planning application for a first floor extension to the existing residential dwelling and additional accommodation within the roof space including 3 dormer windows.

- 230-PD-01 – existing plans and elevations
- 230-PD-02 – proposed plans and elevations
- 230-PD-03 – site plan and location plan

2.0 ANALYSIS OF THE SITE AND SURROUNDING AREA

- 2.1 The existing property consists of a detached, 4 bedroom dwelling with associated parking Facilities. Most of the building is a two storey structure with single storey side extensions with additional accommodation within the roof space.
- 2.2 The external appearance of the property incorporates a facing brick ground floor with part render and timber frame appearance to the first floor element. The roof is gable ended and is clad with red concrete tiles. This pattern of development is reflected throughout the surrounding area of Bronte View. Many of the adjoining buildings have been extended in recent years and there are some examples of additional accommodations within the roof space of the main section of the dwelling. The general pattern of the properties in Bronte View includes full height, 2 storey dwellings that project to within 1 metre of the adjoining boundary with neighbouring dwellings. This is a common feature within this area and our proposals clearly reflect this established pattern of development.

The following aerial view and street scene shows more details of this.

Aerial View



Street Scene



- 2.3 There are no trees or special landscape features that are contained within the site or adjoining properties.
- 2.4 The majority of the site is relatively flat, but the land in general does rise towards the side and rear boundaries of the building.
- 2.5 The following photographs and aerial view show more details of the property and the surrounding area:

Front view of existing property



North side elevation



North West view – side elevation



Part rear elevation



Part part rear elevation



Part rear view and adjoining property



3.0 PLANNING HISTORY AND THE PROPOSALS.

- 3.1 Planning permission was granted in January 1998 for a single storey side extension of the property under reference GR/97/767. Construction of the extension took place shortly after. There appears to be no other recent planning history for this property.
- 3.2 The revised proposals seeks planning consent for a new first floor extension to the existing first floor room on the eastern side elevation and the partial conversion of the existing main roof to accommodate a further bedroom and ensuite shower room with the modest dormer windows to the rear elevation. The current scheme responds to the comments received from the Case Officer which includes the removal of the western side extension and the skylights to the front elevation.
- The scheme retains the eastern first floor extension which reflects the size and proportions of the existing dwelling and responds to the general pattern of development in Bronte View.
- 3.3 Careful consideration has been given to ensure that the proposed extensions blend well with the current external appearance of the building. The submitted drawings provide full details of how this can be achieved. We have also studied the Council's Householder Design Guide (2021) SPD to conform with these requirements.
- 3.4 The loft conversion will not increase the ridge height of the building and the introduction of three modest sized dormer windows will be located only on the rear elevation to avoid any undue impact to the main front elevation and the general street scene.
- 3.5 Each room will be provided with sufficient natural daylight/sunlight and general aspect.
- 3.6 The proposals will provide the current residents with much needed additional space for their family requirements