

**Sunnyside, Round Street, Cobham, Gravesend, DA13 9AY.**

**Prior Approval Application.**

**6 Metre Single Storey Rear Extension.**

Sunnyside is a semi-detached two storey house with attached stable building located to the rear of the house. Beside the stable building is a more modern garage with attached store to the rear.

There are a number of garden buildings located behind and to the left side of the house.

A narrow drive runs up from Round Street alongside the house up to the garage with Sunnyside located on ground about 1.2 metres higher than the road.

The garden plot is triangular in shape extending behind the house and north along Round Street. To the east of the house and garden is a fairly large wooded area. To the west of Round Street there are paddocks, farm buildings some distance to the west and a pair of cottages slightly to the north of Sunnyside.

**The proposal.**

The proposed extension is a single storey flat roofed extension extending 6 metres to the rear of the original rear wall of the house with demolition of the small toilet extension at the rear of the house.

The extension will be in facing brick to match the existing house elevations and not more than 3m in height from the existing ground level to the top of the flat roof.

The adjoining house, Broadview, has a single storey rear extension of about 5 metres in depth which immediately adjoins the boundary and which has an existing pitched and hipped roof. The photograph below shows this extension as well as the pitched roof over the toilet extension to Sunnyside which runs up the side wall of the neighbouring extension. The existing extension to the rear of Broadview will completely screen the proposed rear extension from view. Also, as there are existing sheds on the boundary between the two houses located in a position to the rear of the above extension, there is no additional impact from the proposed rear extension to Sunnyside which will result in these sheds being removed. The photograph below shows the existing sheds.



## Planning

A pre-application enquiry was submitted in respect to proposals to extend the house to the rear by way of a two storey extension to provide a home for a family of four.

The section of the pre-application response that is relevant to this prior approval application is that as the property stood in 1990, the outbuilding to the rear wasn't attached to the house, the part that later became the ground floor toilet.

Looking at the brickwork to the rear elevation and detailing around the rear windows at ground at first floors, it's clear that the rear wall was a straight wall across the whole of the rear elevation.

The extension proposed falls within a larger rear extension and is permitted development, with neighbour consultation under Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. House extensions come under Class A.

This extension will not result in more than 50% of the curtilage being developed, the eaves height is not more than 3m in height, there is over 7 metres garden depth beyond the proposed extension, the extension is to be to the rear of the original rear wall of the house.

In view of the existing extension at the rear of the adjoining house, there will be no additional impact of the amenity and outlook from the adjoining property, called Broadview.

### **Design**

The extension is designed to fall under larger extension permitted development rights which are subject to prior approval and neighbour consultation. External materials will include facing brick to match the house and a single ply membrane roof in dark grey.

### **Access**

The house is located in a rural position where it is likely that travel by car is the most frequent method of transport. However, there are bus services running along Sole Street leading to Higham and Cliffe or to Meopham and Vigo. There is a mainline railway station at Sole Street which is within walking distance and a short cycle ride away. There are cycle storage facilities at the station.

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