

Planning Application Statement

Property Address: 5 The Yews, Gravesend, Kent DA12 1PA

Proposal: Erection of a single storey rear extension, loft conversion with dormers, and a front porch

1. Introduction

This statement is submitted in support of a householder planning application for alterations and extensions to the existing detached bungalow at 5 The Yews, Gravesend Kent DA12 1PA. The property is in residential use as a C3 dwelling house. The property is in much need of refurbishment and the applicant wishes to provide a comfortable living accommodation to meet the needs of a modern day family.

2. Description of Proposals

The proposals comprise the following elements:

- **Single storey rear extension** projecting 4.5m from the existing rear elevation, designed with materials to match the host dwelling. Rear garden to be reduced in level to accommodate the proposed extension.
 - **Loft conversion** incorporating:
 - One rear dormer window to provide usable internal headroom.
 - Three smaller dormers to the front elevation, aligned with the principal elevation, maintaining proportion with the roofscape. Hip to part gable to both side elevations.
 - **Front porch** with a flat roof, modest in scale, designed to enhance the entrance to the property.
 - **Internal alterations** to provide additional bedrooms and restructure the property for modern day living with a medium to large family.
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3. Design and Appearance

The extensions have been designed to respect the scale, massing, and character of the existing dwelling. Materials will be in keeping with the existing bungalow, ensuring visual harmony. The rear dormer is of modest width and height, set down from the main ridge, while the three smaller front dormers are proportionate and will not dominate the front elevation. The porch addition is small in scale and complements the dwelling's appearance.

4. Impact on Neighbouring Properties

The single storey rear extension projects 4.5m, remaining within an acceptable depth for a detached dwelling and avoiding undue overshadowing or loss of outlook for adjoining occupiers. The rear dormer faces away from the street and will not result in direct overlooking beyond what is typical for residential properties. The small front dormers are sensitively designed and maintain privacy levels.

5. Compliance with Planning Policy

The proposed development accords with the principles of the National Planning Policy Framework (NPPF), which encourages well-designed and sustainable extensions to existing dwellings. It is also considered consistent with Gravesham Borough Council's Local Plan policies, which support modest household extensions that respect the character of the host dwelling and do not harm the amenity of neighbouring residents.

6. Conclusion

The proposed extensions represent a sympathetic and proportionate enhancement of the property, providing much-needed family accommodation without detriment to the character of the area or the amenities of neighbouring occupiers. For these reasons, planning permission is respectfully requested.
