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**Proposed Extension to 101 Kings Drive, Gravesend DA12 5BQ:
Mr & Mrs D. Blackman
Design Statement**

101 Kings Drive, Gravesend is a detached bungalow close to the junction of Kings Drive and Singlewell Road with a large rear garden. It has external walls of LBC facing bricks, a gabled pitched roof covered with plain concrete tiles and an attached flat roofed garage at the side. Planning Permission was granted in 1954 for the bungalow and attached garage under reference 19544342. The loft was converted into 2 bedrooms during the 1960s and an elongated flat-roofed dormer window was added to the front elevation. An additional small flat-roofed extension was built behind the garage and dining room in about 1982 to provide an extended dining room with a study / bedroom off it. The extension has a stepped profile on plan. I assume that both the loft conversion and the rear extension were both built under permitted development.

The existing floor areas excluding the attached garage are as follows: -

Ground Floor:	108.31m ²	(1,166ft ²)
First Floor:	39.27m ²	(423ft ²)
Total Area:	147.58m²	(1,589ft²)

My clients would like to further extend the existing flat-roofed rear extension to create a larger dining room and a larger study / bedroom. The extension will be squared off. The proposed extension will project a further 2 metres into the back garden from the present study / bedroom accommodation.

The resultant floor areas will be as follows: -

Ground Floor:	123.24m ² (+14.93m ²)	(1,326ft ²) (+160ft ²)
First Floor:	39.27m ²	(423ft ²)
Total Area:	162.51m² (+14.93m²)	(1,749ft²) (+160ft²)

The extension will be built using the same facing bricks and flat roofed configuration as the existing. The roof structure of the existing extension will be upgraded to a warm-deck construction in line with the new-build and two small lantern lights will be added to provide natural light to the inner parts of the accommodation.

The existing window and pair of external doors located in the existing dining room and study / bedroom will be re-used in the new extension and an additional window matching the existing will be located in the flank wall of the new extension.

The maximum height of the new extension will be just over 3.2 metres. As the proposal will be sited less than 2 metres from the boundary with number 99 Kings Drive, a Householder planning application is required, as it would otherwise qualify for a Prior Approval application.

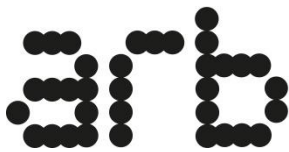
The extension will not affect the amenity of the neighbouring property, number 99 Kings Drive, and it will comply with the 45° rule relating to neighbouring habitable room windows.

No trees, shrubs or hedgerows will be affected by the proposal and the amenity of the site will not be compromised by the construction of the extension.

The proposals will be designed sympathetically to the existing property and to the neighbourhood as a whole.

I respectfully request therefore, that Full Planning Permission is granted for this application.

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