

23 Villa Road, Higham, Rochester, ME3 7BS.

Design And Access Statement.

Proposed single storey rear extension.

Design

The proposed extension will provide a larger living area for the family of four living in this house. A larger living area is required on the ground floor to provide more space for the growing young family.

In order to keep the height of the extension to as low a height as possible, a flat roof is proposed to the ground floor extension with roof lights providing daylight to the enlarged ground floor. The roof lights will be obscure glazed.

Access

Access to the property is from the pavement from Villa Road. There is a single step up. To the rear there is access into the garden and also access to the garden from a parking area to the south of the row of houses.

The property is very well located as far as accessing the village shops with there being three convenience stores and a post office within a short walk. A public house and another row of shops including a pharmacy, green grocers, café and two takeaway shops are located in Forge Lane, again a short walk away.

The mainline railway station is about 10 minutes' walk with regular services to London and the Kent Coast. A bus service runs through the village with other bus services being accessible by foot from bus stops on the Gravesend Road at the top of Villa Road and Forge Lane.

The applicant has spoken to the neighbours to both sides and has shown the neighbours plans of the proposed alterations.

Planning

A substantial part of the proposed extension is permitted development subject to neighbours consultation. However, not all the proposed extension is permitted development, hence this application.

There is a substantial garden to this house provides over 60 square metres of garden area after allowing for the extension.

There are existing 1.8 metre high fences along the garden boundary to both sides which provide privacy to all the neighboring properties.

We consider that the extension complies with CS19, Development and Design Principles of the Gravesham Local Plan Core Strategy.

End.

