

Planning Statement

Construction of a two storey front extension, being ground floor porch area and first floor landing off stairs.

41 Windsor Road, Gravesend, Kent, DA12 5BW



Prepared by
DKM Consultants LTD

August 2025 rev 01

Planning Statement

Introduction

A simple planning statement is all that is required here for a House Holders planning application, to create a ground floor and first extension and loft conversion to an existing 4 bedroom house.

There are no Grade I or Grade II Heritage structures within 0.5 miles so a heritage statement has not been done.

The property is not in the conservation area and therefore materials will not need to be conditioned if they are matching existing.

The building has had no alterations over the years, but has had a rear shed built in the rear garden.

There has not been any adaptations to the front of the building to date.

The front garden has parking for 2 cars and a small front grassed area surrounded by a mature hedge.

The aim is to extend on the ground floor to the front to provide exactly what 43 Windsor Road has had granted with planning application 20250162 granted on 23 May 2025.

43 Windsor Road had recently been granted planning for a double size extension, single storey rear extension with pool and a roof adaption to include a large loft room and bathroom. With this the planning application 20250162 was still granted.

Based on the strength of this and keeping the buildings of a similar design the aim here was to extended 41 Windsor Road with the same front two storey extension to the same dimensions and appearance as no 41.

No 41 was granted planning under application 20250568 to extend the front side and roof to a similar design to no 41's but as yet has not been started. As such the application submitted shows the building as existing as it stands prior to any re-development and the proposed based on the same footprints and elevations.

The intension is to build the porch and entrance first and then progress with the rest when No 41 has completed their build (due to sharing the access for scaffold)

This application is a stand-alone application for a matching porch and landing and should be treated as such.

Regards

David Meaney

Planning References.....

- **Erection of a two storey side and rear extension; conversion of loft space into habitable rooms. Roof lights to side and front elevations and 2no. dormers in rear roof slope. Erection of front porch. Removal of rear garage and alterations to driveway for two parking spaces, resurfacing and soft landscaping. Alterations to fenestration.**

41 Windsor Road Gravesend Kent DA12 5BW

Ref. No: 20250568 | Received: Fri 06 Jun 2025 | Validated: Fri 06 Jun 2025 | Status: Application Permitted

- **Demolition of existing UPV and brick porch. Erection of a 2 storey porch to create a new entry and a new seating area on the first floor, alterations to fenestration.**

43 Windsor Road Gravesend Kent DA12 5BW

Ref. No: 20250162 | Received: Wed 26 Feb 2025 | Validated: Mon 17 Mar 2025 | Status: Application Permitted

- **Demolition part rear summer house and construction of summer house and half submerged indoor pool, erection of a first floor extension to side over existing ground floor, conversion of the attic space by changing valleys to flat tabletop roof and changing gables to hips to create a games room and play area.**

43 Windsor Road Gravesend Kent DA12 5BW

Ref. No: 20240888 | Received: Tue 01 Oct 2024 | Validated: Tue 01 Oct 2024 | Status: Application Permitted