

Planning Department
Gravesham Borough Council
Civic Centre,
Gravesend,
Kent, DA12 1AU

07/03/2023

Dear Sir/ Madam,

Sub: Erection of a Single Storey rear extension at 2 Abbey Farm Cottages, Rochester, ME3 7LS

Please find enclosed an electronic application form and drawings for the above-referenced address.

Introduction

The application site is located in the rural conservation area of Church Street, Higham. The existing property is a semi-detached two storey dwelling located opposite St Mary's Church. The construction of the building is brick under a tile roof.



Proposal

The proposal is to demolish part of the existing property which is currently used as a downstairs toilet and outside store. This part of the property is of single brick construction with no cavity walls and is at presently in poor condition. The single storey extension will provide additional living accommodation, serving as an open plan kitchen and dining area. The existing concrete porch canopy is also in need of replacement and is proposed to be replaced with an open oak framed porch providing architectural interest.

Layout and Scale

The extension has been designed to increase the living area of the property. The extension will mean that the size of the present kitchen, which is small for a house of its size, can be increased as part of this open plan living space. The existing kitchen area will be repurposed as a small utility room and the downstairs toilet shall be relocated within the existing property and will be readily accessible from the main entrance.

The layout of the extension is intended to improve the flow throughout the ground floor and maximise views over the farmland to the south of the property through a combination of fixed and openable windows. The French doors will provide direct access into the garden. The rear garden is large enough to accommodate the proposal and there will be no impact on the current parking arrangements.

Appearance

The design proposal aims to compliment that of the local surroundings and add characterful features whilst being sympathetic with the rural area and historic buildings around this location. Brickwork for the rear elevation will closely match that of the existing and if possible, bricks reclaimed from the demolition of the lean-to shall be utilised. The oak framed glazed gable at the rear will provide an attractive feature, allowing natural light to illuminate the space. The North elevation will be finished with hardwood weatherboarding which will soften with age and feature 2 Clerestory windows replicating that of the converted cow shed at Abbey Farm Barn.

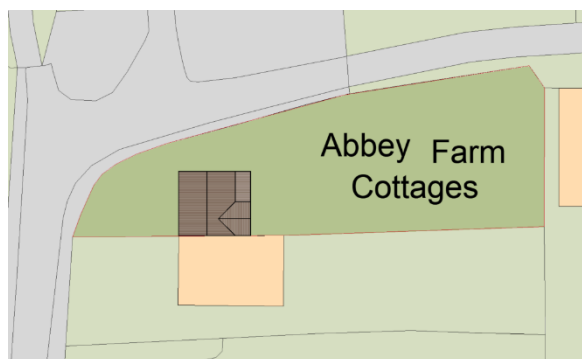
The design and selection of external materials have been carefully considered to homogenise and make it coherent with the local surroundings, taking design inspiration from nearby properties. We believe these design features will add much needed character to the dwelling.



Existing Rear Elevation



Proposed Rear Elevation



Existing Block Plan



Proposed Block Plan

Access

Relocation of the ground floor WC will enhance accessibility for disabled individuals and occupants. The improved kitchen and dining area accommodation will enhance the views from the dwelling and provide direct access to the garden for all occupants of the property to enjoy.

We have considered the impacts on the surrounding properties and observed that the proposal has no harmful impact on the neighbouring buildings and no trees on site will be affected by the proposed development. If there are any concerns regarding the application, please do not hesitate to contact us.

Kind Regards,
Hanan Hassan
Architectural Assistant