

PLANNING STATEMENT

This statement had been produced to accompany the householder planning application for a wraparound single storey side and rear extension with paving to the drive with wall and gates to 25 Taylor Road, Romney Marsh, TN29 9PA.

Existing building and Context

The existing building is a single storey detached bungalow with an attached garage. The dwelling is a brick construction with a partial white render finish and has a pitched roof with a flat roof section to the rear and the garage. A low level rendered wall separates the property from the grass verge and the roadway, with an opening for a pathway and a tarmac driveway. The majority of Taylor Road contains single storey detached dwellings like that of 25 Taylor Road.



Front view of 25 Taylor Road



Rear view of 25 Taylor Road

The Proposal

The applicant seeks to extend the dwelling to the rear and side, replacing the old rear extension and the garage. The applicant and their partner both work from home and both require individual studies to work. This proposed extension will provide the space required for an additional bedroom, study room and utility which is of greater use than the existing garage.

To the front it is proposed to pave the drive and provide a gate for car and pedestrian access. The gate proposed is a 1.8m high sliding metal railing gate with timber infill up to 1.1m. On Taylor Road there are several examples of dwellings with Gates and bricks surrounding fronts to properties, therefore a precedent has been set on the street for enclosing front gardens and drives.

At the present there is a tarmac single-track drive that leads to the dwelling, as the applicant has two cars parked off street, the tandem arrangement is not ideal as a vehicle is blocked by the 2nd car. Therefore, we propose a full width drive with paving to enable both cars and one visitor to park off street to avoid obstructing the highway.