**12 GLOSTER DRIVE, KENILWORTH, CV8 2TU**

**Proposed single storey rear and side extensions, associated internal alterations and minor increase to the existing front vehicle hard standing.**

**Planning Application** TBC **May 2021**

Reference plan drawing Files DK110, DK111, DK112

 **Heritage Statement**

**Description**

The property is a large modern detached 5 bedroom house situated on a substantial size plot within a Conservation Area. The building is not listed.

**Proposed development at the rear and side**

The applicant is currently gradually refurbishing and modernising the house in particular the kitchen, dining and family areas. As part of the development this has presented the opportunity to extend and increase these areas which are regarded as somewhat disproportionate in relation to the size of the house.

The extensions are confined well within boundary perimeters not overly visible in the street scene and there will be no adverse affect on neighbouring properties by overlooking or loss of light and privacy. All boundary fencing and planted screening will be retained and in the unlikely event of any damage made good as necessary.

The site, known to be close to a designated flood plain, is situated much higher and at a considerable distance from the water course below and it is highly unlikely that the house could ever be subject to flooding.

In terms of drainage, the additional small amount of surface water created by the new extension (total roof area approx.70 square metres) will be collected by suitable butts providing water harvesting. These will be fitted with overflow connections discharging into the existing separate storm drain system.

 **Proposed development at the front .**

The existing hard standing is to be enhanced to allow passengers and driver to disembark on to the hard standing and not grass which is the current situation

The surface will be in vehicular standard paviors sample matched to the existing with continuous levels, edging, pattern and bonding. Surface water to run off to the existing grassed and planted side borders.

**Materials and Workmanship**

Every effort will be made to use top quality sample matched materials, perhaps reclamation standard, in order to maintain the character and appearance of the Conservation Area. If necessary, samples of all materials and finishes will be submitted to the council for assessment.

Works on all projects are to be carried out and overseen by quality craftsmen well experienced in this type of work.

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May 2021