

Supporting Document for Garage conversion through Retrospect application Permitted Development to an existing dwelling at 33 Willow Newington Nr Sittingbourne Kent ME9 7LS . Mr Ogechukwu and Mrs Ifeoma Ukaejiofo.

01. The Site:

The site at **33 Willow Newington Nr Sittingbourne Kent ME9 7LS** is originally a Terraced house double storey residential dwelling.

2. Context:

The local area is a residential, neighbourhood. The dwelling benefits from double storey character without any other structure directly on top of it. The character of the area is pleasing, however this is derived by its residential use and nature.

33 Willow Newington Nr Sittingbourne Kent ME9 7LS is characterised by pointed brick wall rendered internally. The construction is with high pitch roof and a common party wall with adjoining neighbour to the left and garden as well as drive way to left. The street scene is of mainly pitched roofs, with loft roof extension to some of the houses. The houses also have front hard standing (fore court). However, motor car parking bays seem popular in front of the site and street parking at the Willow.

The site is bordered at the front by Willow **Road** and residential dwellings across the road. At the rear, right and left by residential dwellings. Exposure to noise is minimal, since the area is a household residential neighborhood. In any unlikely circumstance, for a need to remedy noise effect in the future, the proposal aims to adopt planning condition, sound insulation, using acoustic glazing. There is no over looking to neighbour's privacy since the work relates to ground floor and to an existing garage. However, should there be such, an obscure glazing could be used for the proposed window now at the removed garage door.

The Proposal, is for conversion of the obsolete garage in a family study additional toilet and utility Also, with the associated internal alteration in line with the precedence of garage conversion. The materials for the proposed garage conversion are to match the material of the existing house.

3. SOCIAL

The locality tends to encourage family units, and a degree of sustainability. There are existing family centered convenience shops the not too far from the neighbourhood.

4. PARKING:

The parking is predominantly off-street parking. Potentially, parking on the street side seems welcomed, though public transport is not to far away from to the site. The Newington train station is a walking distance.

5. ACCESS:

The main vehicular access to the dwelling is from the street, through the front of the site facing **33 Willow Newington Nr Sittingbourne Kent ME9 7LS**. There is no alteration to existing site access.