

**Ground floor over basement rear extension, two storey front / side extension
and conversion of garage to habitable space**

**At
43 Grafton Road
Worcester Park
KT4 7QQ**

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DESCRIPTION OF THE SITE AND SURROUNDINGS:

The existing dwelling is a semi-detached, tiled pitched roof building with flat roof s over the garage and kitchen extension behind the garage. Walls are painted and the front bay windows are tile hung. The building is typical of the style in the street. The building faces south and set back approximately 6m from the highway. There is a C1.2m space between the garage and the east boundary and 1m between the boundary and the neighbour’s house to the east.

The site has a steep fall at the rear. There are 2 flights of steps leading from the rear doors to the garden, the first flight of C.600high and the second C. 1000 (Total drop 1.6m)





There is more than 25m between the dwelling and the rear boundary.

STREET ELEVATION SHOWING EAST FLANK WALL AND FRONTAGE



PROPERTIES ACROSS THE ROAD



FACING SOUTH EAST FROM FRONT ENTRANCE



FACING SOUTH WEST FROM FRONT ENTRANCE



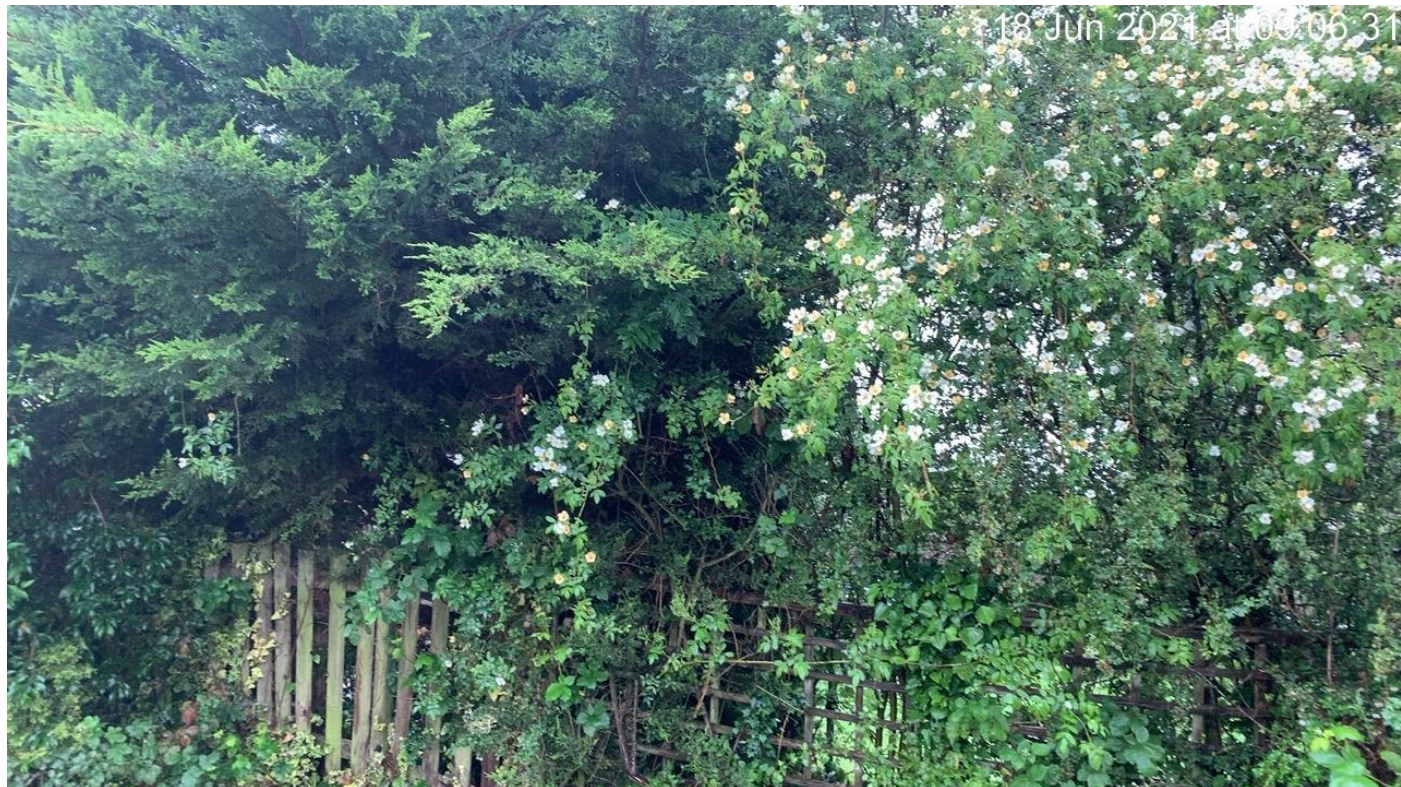
REAR ELEVATION OF DWELLING



FACING SOUTH EAST FROM REAR GARDEN



FACING SOUTH WEST FROM REAR GARDEN



FACING NORTH FROM REAR GARDEN



PROPOSAL:

- 1) Full width 6m rear ground floor extension over basement.
- 2) Full width 3m rear first floor extension
- 3) Two storey side extension widened over the garage footprint to square off the building in line with the existing rear side extension.
- 4) Ground floor front extension to extend the porch and garage.
- 5) Internal rearrangements

It is noted that various properties in Grafton Road have been given permission for extensions to the porch and garage.

Extended views exist to the north from rear facing windows due to the fact that the rear of the properties are well raised above ground level.