

Design & Access Statement

Proposed Single storey front and rear extensions, rear terrace and internal alterations

At
Gorsebank
White Post Hill
Farningham DA4 0LB

Ref: 719

Date: 2 January 2021

Introduction

This application is for the demolition of existing conservatory and construction of single storey extensions to both front and rear.

Planning History

Application ref	Date	Description	Decision
04/00603/FUL	09 Mar 2004	Side extension and loft conversion.	Granted
03/02467/FUL	05 Nov 2003	First floor side extension and rooms in roof	Refused
02/01216/FUL	22 May 2002	First floor extension and room in roof with alterations to roof.	Refused

Assessment of Context

Physical features surrounding existing site

Gorsebank is a rendered wall, with tiled pitched roof, private dwelling house in the village of Farningham which is situated in an Area of Outstanding Natural Beauty. White Post Hill contains a very mixed style and sizes of mainly detached properties, being a slip road beside the main A20 and opposite are open fields

To the Southeast is Centenary Court residential flats and to the Northwest is a two storey chalet bungalow Toya, which has permission to extend with an additional storey

Planning Policy

The proposal has been considered for impact on the neighbouring properties and the style has been designed in conjunction with local policies.

Consultation

My client has discussed the proposed works to the property with the adjoining neighbours

Design Process

Amount

The floor area to the existing house including garage is approximately 180m² including the conservatory to be demolished of 26m².

The proposal will provide an additional 69.0 m² in floor space to the rear and 17m² to the front. Therefore, the proposal is a **net** increase of less than 35% of the existing floor area.

Rear projection of the extension is 8m which is permitted development through Prior Notification and the adjoining conservatory of Centenary Court has a very similar alignment.

Layout

The internal layout of the property has been designed to allow kitchen and living accommodation in the new rear extension. A brick walled rear terrace level with the ground floor is included for access and views across the valley, rising approx. 1.6m above existing ground level at the rear.

Currently the attached garage is forward of the main front elevation with a projection gabled bedroom and balcony above. The proposal utilises some of the space adjacent this projection to increase circulation space, create a large playroom including conversion of the garage etc.

Appearance

The external materials to be used in the proposal will be to match those existing on the property thus maintaining the character and appearance on the house and surrounding buildings in the area, which is detailed further back in the design section.

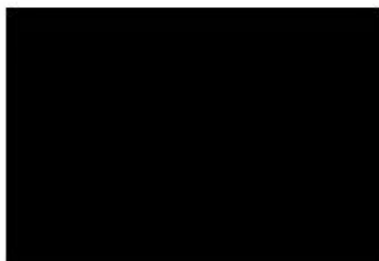
Accessibility

The access to both the site and property will not be altered from how it exists now as the proposals do not affect them in any way.

Summary

We consider the proposals to be relatively small scale and the proposal and its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the surrounding area.

Signed



Appendix

Photographic survey



Key Plan



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