**Design & Access Statement**

**In Respect of Works to**

**5 Meadow Close**

**Sevenoaks**

**Kent TN13 3HZ**

Number Meadow Close is a three storey semi-detached dwelling situated on the west side of the road at the end of the Cul-de-sac and occupies a plot of 0.03 hectares.

It is bounded to the south and west by residential gardens, to the east by Meadow Close highway and to the north by private garages and access road. The site is generally level and is screened from neighbouring properties by fencing and hedges.

Off street parking is available for 2 no. cars to the front of the property within its curtilage. There are no trees on the site that will be affected by the proposals.

The property is a three storey town house and the building has a footprint of 43.3 m2 and a total floor area of 129.9 m2 over the three floors.

It is constructed of a mixture of face brickwork with tile hanging to first and second floor front and rear panels and concrete interlocking tiles to the roof.

Our proposal is to erect a single storey side and rear extension with a bay window and roof lights, a front porch with pitched roof and fenestration changes. The extensions will be constructed with face brickwork to match the existing with a parapet to the side and rear extensions. The roofs will be a felt / GRP flat roof to the extensions and a tiled roof to match existing colour to the porch roof.

The proposed works will increase the house footprint to 103.5 m2 and will increase the overall floor area to 190.1 m2 over the proposed three floors. **A total increase of 60.2 m2.**

The size and scale of the proposal is in keeping with the size and scale of the adjacent buildings and the wider character of the area. The extensions are subordinate to the main building.

The fenestration of the proposal is such that it will have no impact on adjoining neighbours in terms of loss of Privacy. The building is sited so that there will be no loss of daylight or sunlight to adjacent neighbours.

As previously mentioned there will be no trees affected by the proposed works and the parking arrangements will remain as existing.

The proposed works do not detract or improve the ability of the property to be used by ambulant or disabled persons.

In consideration of the above and the attached plans, we trust you will look favourably upon our application and grant planning consent.