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## Design & Access / Planning Statement

for new garage and ancillary accommodation at :

7, Hopfield Close,  
Otford,  
Kent.  
TN14 5FB

on behalf of :

**Mr & Mrs R. Bradfield**

16th April 2021

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## 1.0 PROPOSAL

The application is to convert the existing garage into habitable accommodation for the sole enjoyment of the occupants of the host property.

The new habitable space will have a small gym area and a dedicated dining room.

## 2.0 LOCATION

The application site is located on the western side of Hopfield Close.

The dwelling is a semi-detached property set within the private close.

Hardstanding to the front of the dwelling provides a parking space.

The dwellings follow a pattern of semi and terraced properties in the close.

The rear of the property overlooks open fields.

The site is within the urban confines of Otford.

## 3.0 PLANNING

Planning for the development of Hopfield Close was granted in December 2007 under reference number 07/02776/FUL.

There have been no subsequent applications on this property.

## 4.0 HIGHWAYS AND ACCESS

Hopfield Close is a quiet private access cul-de-sac and traffic movements are low.

The conversion of the garage will not conflict with KCC's criteria as they do not identify garage parking as off-street parking provision. The existing parking space on the hardstanding to the front of the property will be retained and therefore the parking availability will not be altered.

## 5.0 DESIGN

The proposed window to the front of the new room will match the existing window to the existing kitchen. The infill brickwork will match the existing and the street scene will show little change.

The minor alterations to the rear elevation, namely the relocation of the french doors will not cause overlooking or loss of amenity to the adjoining owners.

## 5.0 LANDSCAPING

The existing planting will be untouched.

## 6.0 CONCLUSION

The proposal will not compromise any of the current planning policies in terms of residential extension and will not harm the character or appearance of the area.

It will not have any adverse effect on the neighbouring properties.

For these reasons I respectfully request that this planning application should be approved.

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