

Planning Design
And
Access Statement

Site: 12 Riverside Eynsford Kent DA4 0AE

Proposal: Removal of existing rear roof dormers and erection of two storey rear extension and enlargement of existing roof space to habitable area with sky lights.

Introduction

The supporting Planning & Design and Access Statement has been prepared to meet the requirements of Article 8 of the Town and Country Planning (development management procedure) Order 2010. The details of the proposals will be described and appraised having regard to the following aspects

Physical Context

Planning Context

Use

Scale

Layout

Appearance

This statement will demonstrate that the proposed development accords with relevant planning policies and is acceptable in all respects.

Physical Context:

The application site is a detached bungalow which has been extended to provide additional living space at ground floor level and within the roof space via dormers the site lies north of the road known as Riverside on a unclassified access road all within the settlement of Eynsford as defined on the local plan. The property is of brick construction which is rendered with tile hung gables all under clay tile roof.

The site falls within A.O.N.B and Eynsford conservation area. (in part)

Key Policies

N.P.P.F.

S.P.I

EN 1

EN 2

A.D.M.P. EN 1,2,4,5

S.P.D

Description of Proposal

Removal of three rear roof dormers which serve landing, bathroom and demolition of existing ground floor utility room and erection of two storey rear extensions to form kitchen/diner ground floor and new bedroom and enlargement of existing bedroom to form master bedroom with en-suite and the provision of sky lights front and rear. All under a flat roof.

Impact on A.O.N.B

The proposal is at the rear of the property and is not visible from the road and its mass and scale are deemed to have no physical impact on the A.O.N.B.

Impact on the conservation area and street scene

The conservation boundary is the flank wall of the property. The proposal is to the rear and the formation of sky lights to existing front roof elevation. It is considered that the proposal would not be out of place and would respect the character of the conservation area and the street scene.

End of Statement