

Design & Access Statement

In Respect of Works to

12 Grange Road,

Sevenoaks, Kent. TN13 2PQ

Number 12 Grange Road is a two-storey semi-detached dwelling situated on the north west side of the road and occupies a plot of 0.04 hectares. It is bounded to the north east, north west and south west by residential plots and to the south east by Grange Road highway.

The site slopes upwards from front to back and is screened from neighbouring properties by hedges and fencing.

There is parking provision for a minimum of 2 cars to the front of the site. There are no trees that will be affected by the proposed works.

The property is a two-storey house that has a footprint of 59.4 m² and a total floor area of 94.1 m² over the two floors.

It is finished with face brickwork and plain tiles to the roof.

Our proposal is to erect a single storey rear extension and front porch, both constructed with face brickwork to match the existing house, and convert and expand the roof space with a hip to gable construction along with a rear dormer. The new gable and dormer will be finished in tile hanging to match the main roof, the dormer roof will be false pitched with plain tiles to match the main roof and a GRP flat roof. The applicant also wishes to replace the current windows with new white windows.

The proposed works will increase the house footprint to 85.2 m² and will increase the overall floor area to 147.1 m² over the proposed three floors. A total increase of 53.0 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 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 and the access 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.