

# Design and Access Statement for Erection of detached dwelling on garden land to the North of April Lodge

**April Lodge  
Thornton Lane  
Eastry  
Kent  
CT13 0EU**



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## 1.0 Introduction

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- 1.01 This design and access statement, accompanies a full planning application for the erection of a detached dwelling on garden land to the North of April Lodge, Thornton Lane, Eastry
- 1.02 This application is for a detached 2 bedroom bungalow, off road parking and garden space.
- 1.03 This statement provides additional information to that contained within the submitted plans and application forms, in particular the explanation of the architectural design of the proposal, an assessment of the visual impact of the development and the access proposals.
- 1.04 The site is set within the built confines of Eastry.

## 2.0 Assessment

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- 2.01 This site is set within the garden area of April Lodge, utilising a part of the garden area to the North of the existing dwelling. The existing house retains a good sized garden area to the south side of the dwelling with parking.
- 2.02 The proposal is set within a built up area of assorted dwelling types, with this proposal being for a single storey dwelling.
- 2.04 This type of proposal is not out of character for the area and numerous planning permissions have been approved for this type of application within the Eastry.
- 2.05 The proposed dwelling is set up on level ground with parking to the front on the lower street level, following the general pattern of development

## 3.0 Planning Policy

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- 3.01 The Local Plan sets out how planning and development will be managed in the District over a twenty year period.
- 3.02 The Local Plan comprises:  
The Core Strategy (CS) was adopted in February 2010 and contains the Council's overall ambitions and priorities for the District.
- 3.03 The Land Allocations Local Plan was adopted in January 2015 and is used to identify site specific allocations and designations in the District that will be required to deliver the vision set out in the Core Strategy.
- 3.04 The Dover District Local Plan (2002) has been superseded by the Core Strategy however some of the policies remain 'saved'.
- 3.05 As discussed the site lies within Eastry's settlement confines, for this reason, the principle of residential development in this location accords with CS Policies CP1 and DM1 of Dover's Local Plan. Whilst the presumption of residential development is not focused on garden land such as this plot, but on previously-developed sites, Policy does not preclude residential development

within the village confines provided that it is the most acceptable land use.

**3.06** This includes consideration of whether the building is acceptable in terms of its visual impact on the surrounding area, the suitability and size of the site for the development proposed, and any impact on surrounding occupants

**3.07** It is acknowledged that the development of garden sites such as this can where appropriate, make a positive contribution to the housing stock in the form of 'windfall' development.

#### **4.0 Amount**

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**4.01** The proposal consists of a single storey/bungalow dwelling (68sqm total floor space) with living and sleeping accommodation on the ground floor. There is parking for 1 vehicle space, 1 visitor space and secure cycle storage within the rear garden

**4.02** The proposals size and density is compatible with the surrounding dwellings, both in mass, scale and footprint. The room sizes have been based on national standards.

#### **5.0 Layout**

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**5.01** The proposals have been based on the existing neighbouring dwellings and site orientation.

**5.02** The off road parking space has good visibility splays in either direction

**5.03** Being a low pitched single storey dwelling causes little loss of sunlight to other dwellings and maximises the use of the rear patio and small rear private garden

#### **6.0 Scale**

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**6.01** The proposed scheme keeps the bulk and scale proportions of existing surrounding dwellings and in many cases much smaller.

**6.02** The scale of the proposals fit well within the surrounding area and does not unbalance the built form of the area.

#### **7.0 Landscaping**

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**7.01** Landscaping will be limited to the rear of the dwelling laid to lawn

**7.02** We understand however that any detailed landscaping provisions can be set within a condition attached to the planning approval.

#### **8.0 Appearance**

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- 8.01** It is our intention to be as sympathetic as possible with the proposals to allow it to fit comfortably with the existing surrounding dwellings, with materials to match and complement the aesthetics, both of the adjacent dwellings and nearby surrounding buildings.
- 8.02** Materials with low levels of embodied energy or recycled/recyclable properties will be used where possible. The materials which will be used for the new works will be contemporary in nature and match the existing buildings finishes.
- 8.03** All materials and trades, where economically viable, will be found locally. The subsequent Building Regulations design will focus on sustainability and ensure minimal impact on the environment and resources.
- 8.04** The nature of the building in general and structural requirements will require a full building Regulations Application to be submitted and approved (to include structural engineer's calculations and details) prior to the start of any building works, to ensure the structural integrity of the building.

## **9.0 Access**

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- 9.01** Access to the dwelling will be from the off road parking space with suitably formed steps up to a level threshold entrance.

## **10.0 Sustainability**

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- 10.01** Our proposals are based around a sustainable design. We have designed the scheme to reduce the overall impact of the built environment on human health and the natural environment by:
- Efficiently using energy, water and other resources
  - Protecting occupant health
  - Reducing waste, pollution and environmental degradation.
- 10.02** We plan to reduce the site to as low an energy usage as possible, minimising emissions of carbon dioxide (CO<sub>2</sub>) to the atmosphere arising from the operation of this site and its services.
- 10.03** All works incorporate a sustainable approach to the design through the careful integration of the proposal into the landscape.

## **11.0 Summary**

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- 11.01** To conclude, the erection of the new dwelling will not conflict with the aims of the local policies, whilst practically making the best use of the site, while not intruding into the landscape and street scene within the designated built confines of Eastry.
- 11.02** The proposals ensure that the surrounding existing dwellings will be complemented by the new works, allowing for a positive addition to the site

**without detriment to the locality. This is a scheme we believe the local authority should be able to support.**



Side elevation of existing bungalow



Photo taken from Junction of Thornton Lane / Heronden Road





Photo showing existing garden



Photo viewed from Thornton Lane looking towards junction of Herondon Road