21076 P001
Planning Document
June 2021

21 Chipstead Lane

OPEN architecture

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1.0 Introduction

1.1 Project Introduction

OPEN architecture have been appointed to design a rear and side infill extension with associated internal alterations for 21 Chipstead Lane.

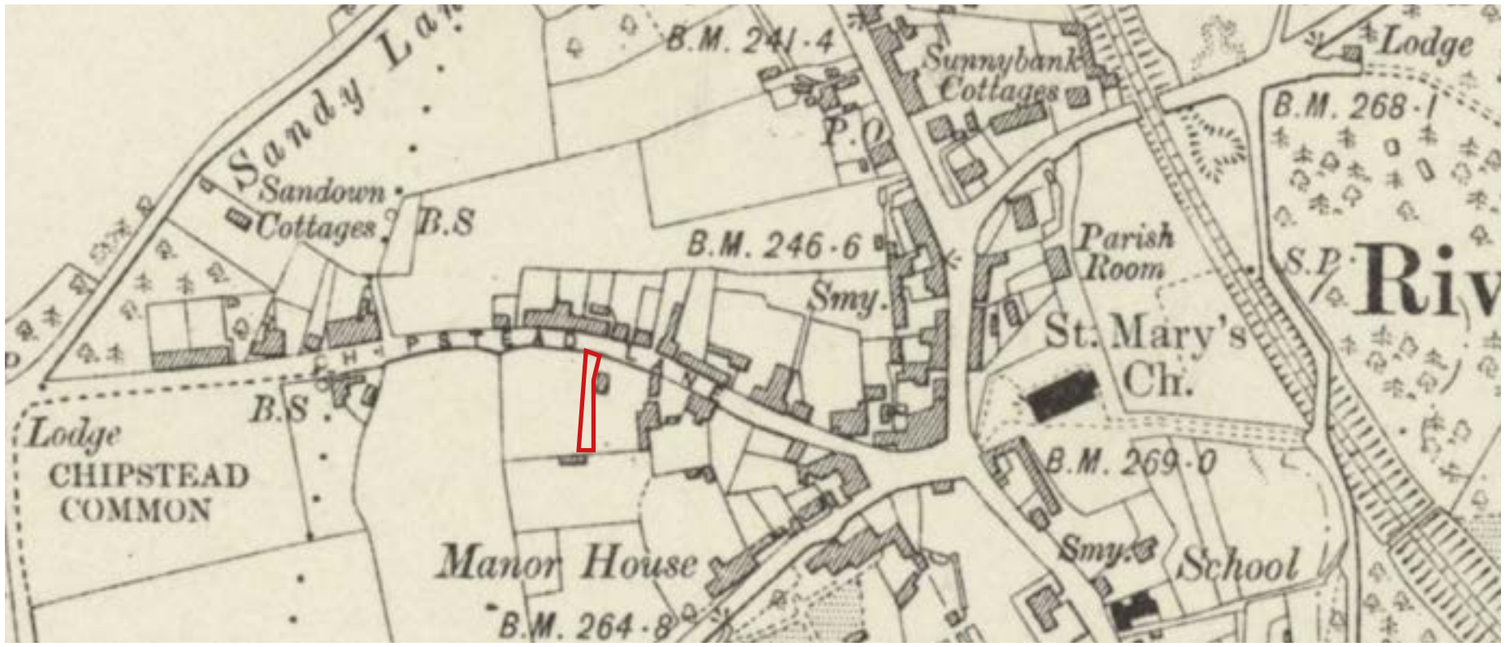
1.2 Site Context

The site is located on Chipstead Lane, and is orientated predomininatly along a north-south axis.

Site aerial view

Site aerial view looking east

Site aerial view looking south



1907 OS Map

1938 OS Map

2.0 Existing Building

2.1 Property History

The property dates from some time around the 1930's; the plot can be seen empty on the 1907 OS Map, and first appears on the 1938 revision.

2.2 Site Planning History

The property has no planning history since 2000 visible on the Sevenoaks planning website. The neighbouring properties (17, 19, and 23 Chipstead Lane) which are similar properties have had a number of relevant applications.

17 Chipstead Lane

78/01664/HIST – Granted
Extension to rear of dwelling

21/00526/HOUSE – Granted
Ground floor rear extension, first floor rear extension and alterations to fenestration.

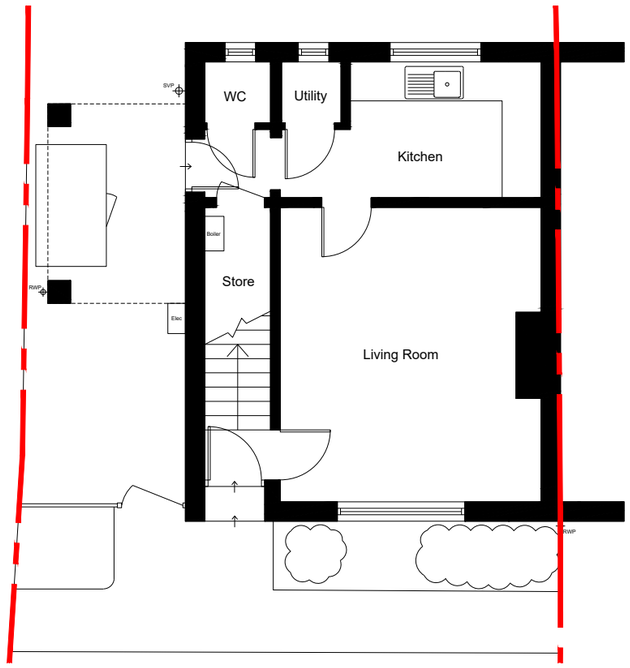
19 Chipstead Lane

10/01277/FUL – Granted
Single storey side extension, first floor rear extension

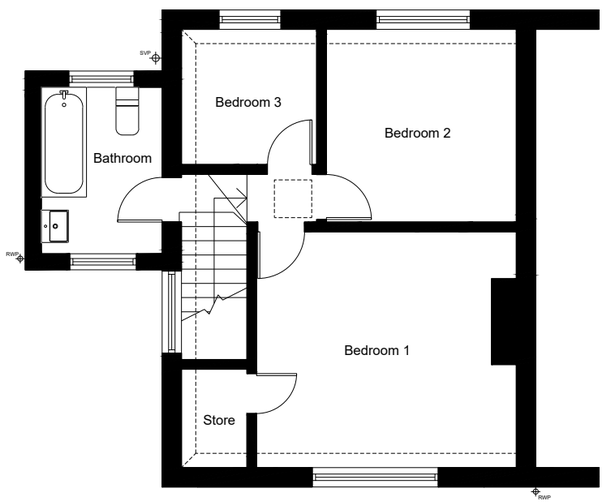
23 Chipstead Lane

16/03781/HOUSE – Granted
Erection of a new single storey side extension. Part demolition and re-erection of existing rear extension. Adaptations and enlargement to existing conservatory, including a new roof and alterations to fenestration. Alteration to door opening to form a window opening.

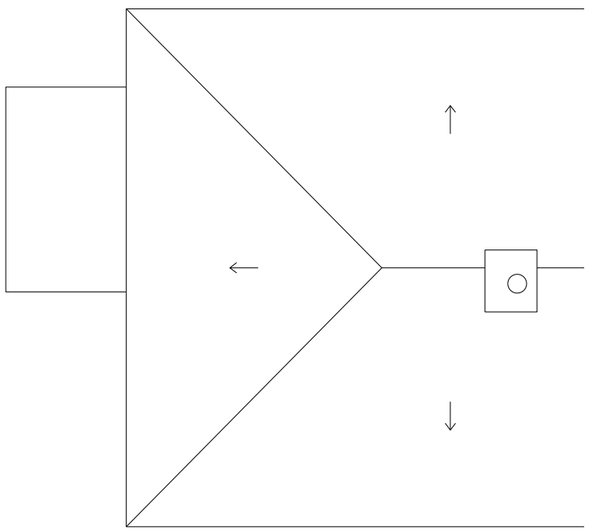
17/00956/HOUSE – Granted
Construction of a new single storey front extension below a mono pitched roof.



Existing Ground Floor Plan



Existing First Floor Plan



Existing Roof Plan

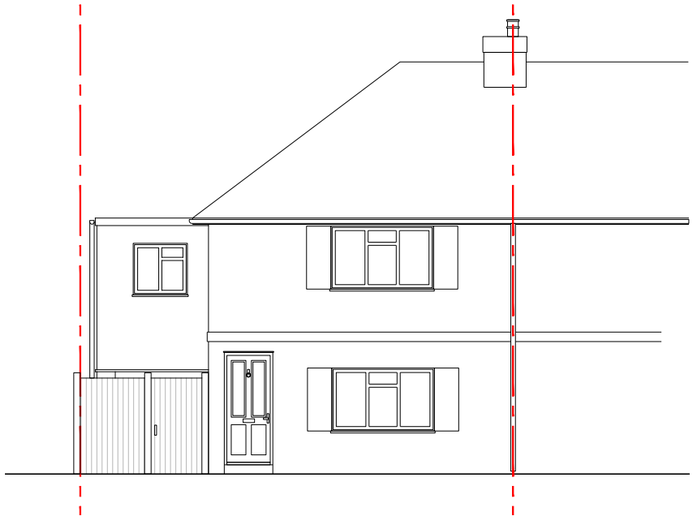
2.3 Existing Plans

The existing property comprises a sitting room, kitchen, and utility spaces at ground floor, with three bedrooms and a bathroom at first floor.

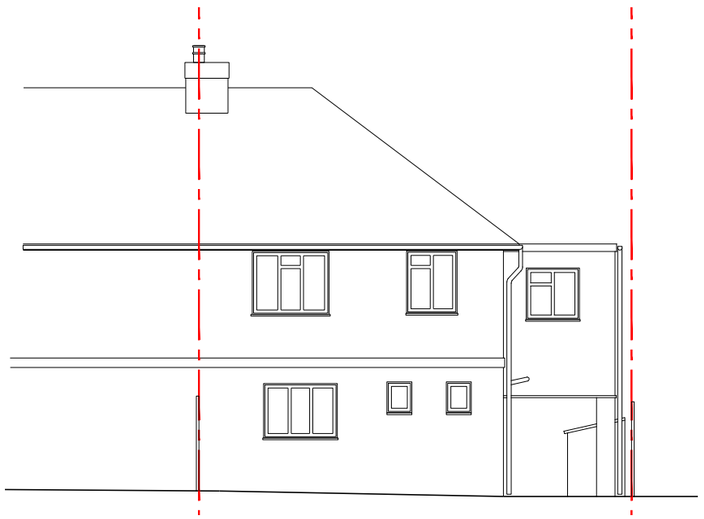
The accommodation at ground floor doesn't suit modern family living, and doesn't connect to the extensive garden at the rear; the proposal will aim to make this more open and better suited for the applicants family.

2.4 Existing Elevations

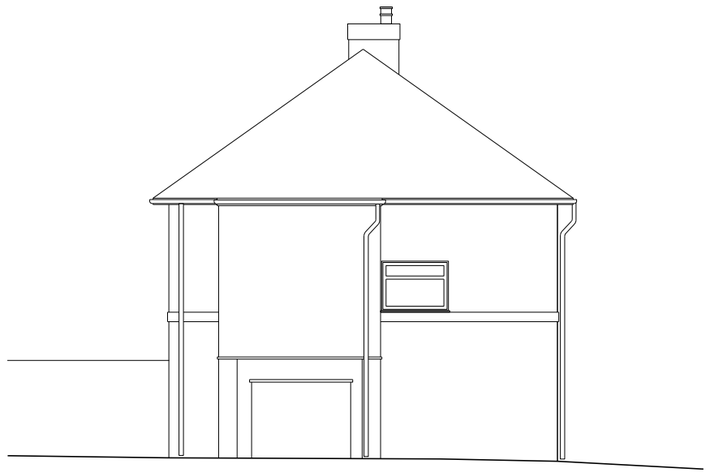
The property is white render under a concrete tile roof. A first floor side extension is supported on columns, currently allowing access to the rear.



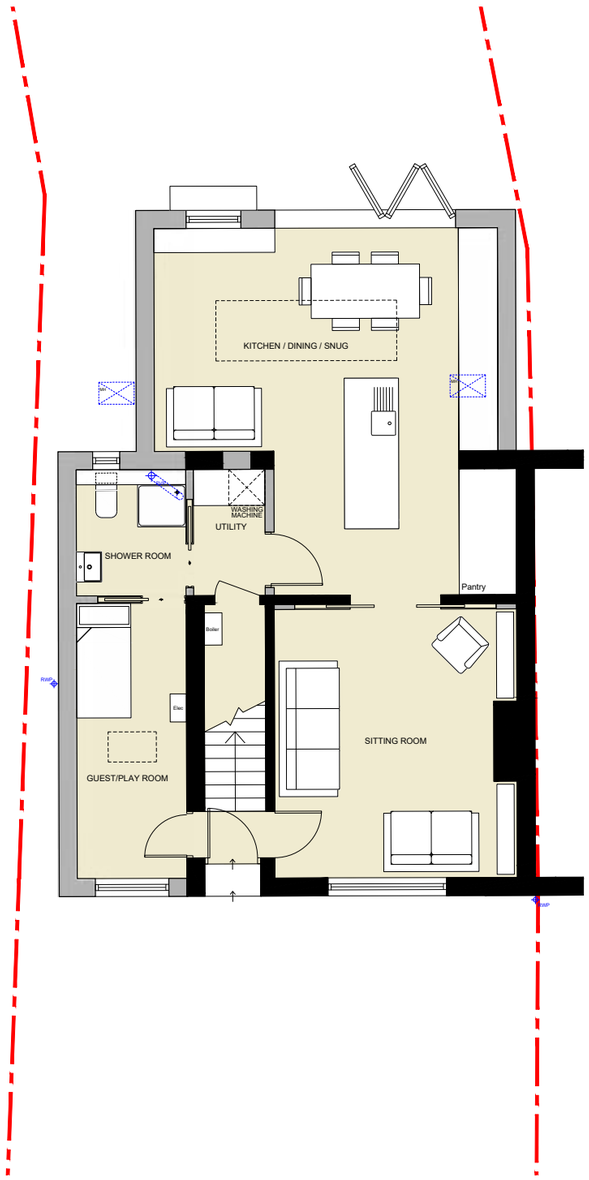
Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation



3.0 Proposals

3.1 Proposed Floor Plans

It have been established, through planning policy search on for SPG for residential extension that we can extend up to 4m in depth from the orginal building line.

Also owing to the drainage run across the rear of the property, research has been carried out and established that you can build over up to 6m in length, in accordance with Water authority and building control guidance.

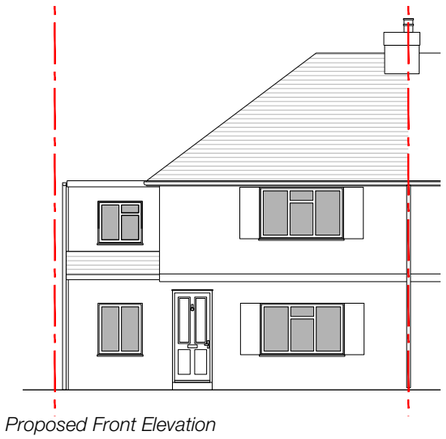
The ground floor will be extended and the designs allows for opening up a large kitchen, dining space & snug area to the rear, with bifold doors connecting the living spaces to the garden. A utility room and shower room are created behind the stairs. Within the side extension at the front of the property a new guest/play room.

The sitting room connects through to the new spaces through a pair of pocket doors, with a pantry immediately on the other side.

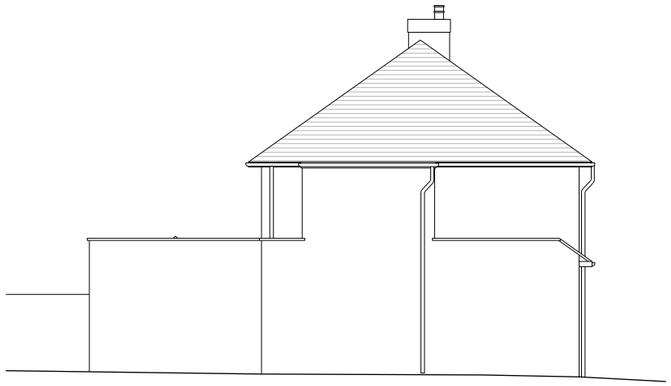
There are no proposed changes to the first floor level accommodation.

3.2 Proposed Elevations

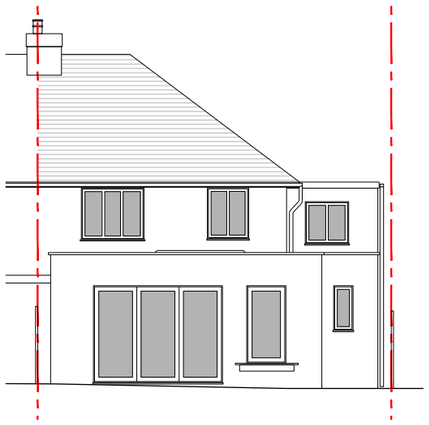
The proposed elevations include for a flat green roof rear extension with a glazed roof lantern. To the front, a pitched roof section keeps the side extension subservient in appearance to the main house with a new front facing window.All the new extension will be rendered to match the main house and the tiles on the front will match existing.



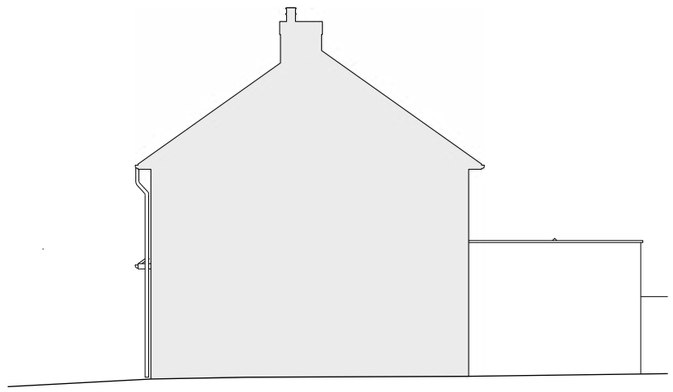
Proposed Front Elevation



Proposed Side Elevation



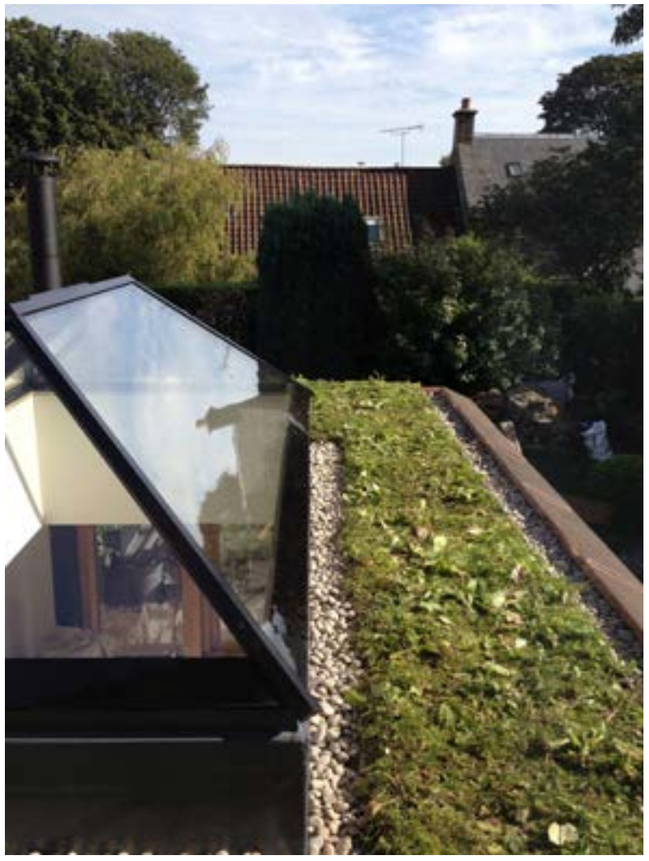
Proposed Rear Elevation



Proposed Side Elevation

4.0 Architectural Concept

4.1 Concept Images



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www.openarc.co.uk