

## **CHANCE COTTAGE SEAL CHART – PROPOSAL TO DEMOLISH EXISTING GARAGE AND REPLACE WITH NEW DOUBLE GARAGE AND OFFICE**

Chance Cottage is a detached residential property abutting Maidstone Road in Seal Chart. The property sits on the edge of Seal Village and abuts the A25 between Seal and Crown Point.

The property has a large single storey double detached garage located between the house and highway, which is now in excess of 20yrs old. The garage is a modular pre-cast concrete garage, on a thin concrete slab with a mono pitch roof in corrugated sheet material. The garage has life expired and is unlikely to remain safe to use in the future. The proposal is to take this garage down and erect a new double garage with an office over.

Modern double garages are wider than older garages which is reflected in the proposal. By introducing a step back in the two parking spaces. This adds some character to the design and offers a more architecturally sympathetic garage reflecting the existing residential property close to the location, which has a small set back central entrance with projecting bay either side.

The introduction of a detached office allows the applicant to adapt his working environment to the 'new normal' after covid restrictions. As most now have an opportunity to work remotely, then my applicant can also deliver his business meetings in a modern managed environment outside the family home.



The existing garage is shown in these images – it is in a poor state of repair and life expired.

The site is protected to the north from the A25, by a dense beech hedge and timber fencing, these are to be retained and assist in screening the proposed garage from the road.

To the west is the boundary with the adjoining property. To protect the trees on this boundary, the proposed garage is moved east slightly, maintaining an 8m arc between the house and garage, but allowing the natural landscape to the west to be unaffected.

The garage is accessed from the east along an access drive that enters the property at the north east boundary. This driveway is unaffected by the proposal.

On the south, the garage looks out towards the Sevenoaks Weald, a mature woodland gardens screens the proposal, although the site drops significantly from the garden towards Wildernesse Golf Club. The garden shed visible in the photograph is to go, as storage of machinery will be more secure in the garage, than the timber shed.

The issues arising from commuting to London before the Covid pandemic and working from home has driven my applicant to seek an opportunity to create a safe modern home working environment for both him and his family.