

Design & Access Statement

In Respect of Works to

25 Weald Close

Sevenoaks Weald

Kent TN14 6QH

Number 25 Weald Close is a semi-detached dwelling situated on the north side of the road occupying a plot of 0.03 hectares. It is bounded to the north, east and west by residential gardens and to the south by Weald Close roadway. The site is generally level east to west but slopes south to north with the house raised above the street level. It is screened between the neighbouring properties by fences and hedges along the boundary lines.

There are two parking spaces within the curtilage of the site plus the detached single garage with a vehicular access off Weald Close. There are no trees that will be affected by the proposed works.

The building is a two-storey property with a prefabricated detached single garage. The building has a footprint of 46.5 m² (plus the garage of 10.0 m²) and a total floor area of 93m² over the two floors excluding the garage.

It is constructed of cream painted brickwork to all elevations with a concrete finish to garage walls. The main roof is finished with interlocking tiles with a flat roof to the garage.

Our proposal is to erect single storey side and rear extensions with roof lights.

The proposed works will increase the house footprint to 78.0 m² and the overall floor area to 124.5 m² over the two floors (excluding garage).

A gross increase of 31.5 m².

The extensions will be constructed of vertical cedar cladding and face brickwork to walls. The roofs will be GRP flat roofs with parapets and powder coated aluminium capping.

The size and scale of the proposal is in keeping with other extensions in the proximity and the general scale of the surrounding area.

The fenestration of the proposal is such that it will have no impact on adjoining neighbours in terms of loss of Privacy or overlooking and the building is sited so that there will be minimal loss of day or sunlight to adjacent neighbours.

It is not intended to alter the access from the road or the parking arrangements. As previously mentioned there are no trees that will be affected by the proposed works.

No works will encroach upon the neighbouring properties.

THIS APPLICATION IS IDENTICAL TO PREVIOUSLY APPROVED APPLICATION 21/01024/HOUSE WITH THE EXCEPTION THAT THE ZINC ROOFS ARE BEING REPLACED WITH GRP FINISHED FLAT ROOFS WITH PARAPETS AND POWDER COATED ALUMINIUM CAPPINGS.

In consideration of the above and the attached plans, we trust you will look favourably upon our application and grant planning consent.

REV A