

14 Witches Lane

Design and Access Statement

November 2021

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1.0 INTRODUCTION

This application is submitted on behalf of the owners and occupiers of 14 Witches Lane. The proposal seeks to improve the existing facilities and modernise the living conditions for the residents.

This statement sets out the justification for the proposal in the context of the relevant national and local planning policy and explains the considerations relating to the design and impact of the proposal on the neighbouring residents and wider community.

We have considered the following policies and constraints throughout the design process:

- National Planning Policy Framework
- National Planning Policy Guidance

- Sevenoaks Policy SDC Allocations and Development Management Plan
- Sevenoaks Policy EN1 - Design Principles
- Sevenoaks Policy EN2 - Amenity Protection
- Sevenoaks Policy EN4 - Heritage
- Sevenoaks Residential SPD

1.1 INTRODUCTION



Existing front view

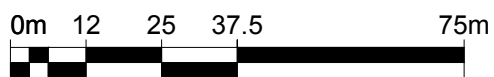
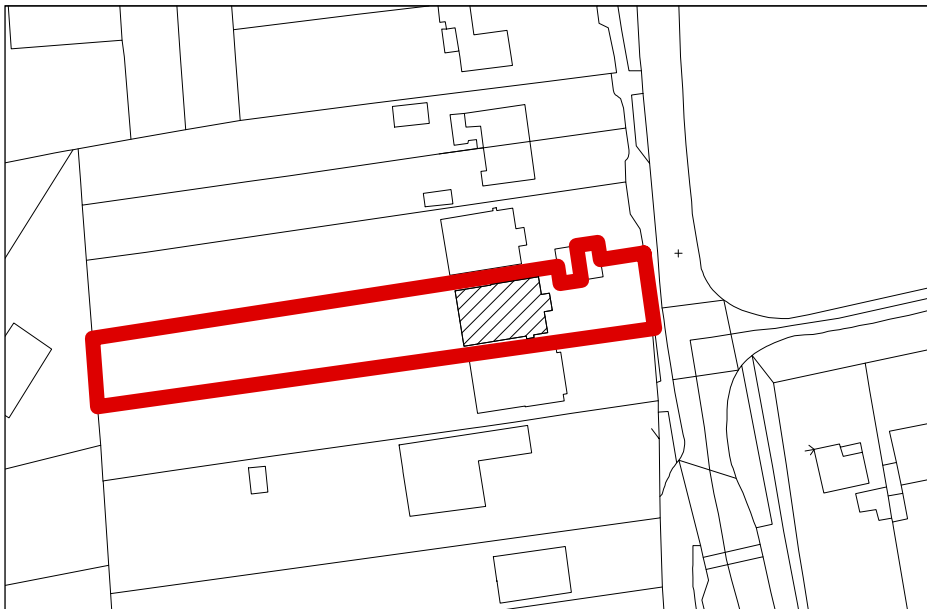


Existing rear view

2.0 SITE & LOCATION

Located on Witches Lane, Riverhead, the building was built in the 1990's. Surrounding properties are predominately residential.

The site is not Listed nor located within a Conservation Area.



1:1250

3.0 RELEVANT PLANNING HISTORY

- 16/02955/HOUSE - Granted 18/11/2016

Loft conversion with a crown/table top dormer & 2 No Velux windows to rear elevation and 3 No Velux windows to front elevation. Single storey rear extension.

- 16/01583/HOUSE - Granted 26/07/2016

Erection of single storey rear extension with roof lantern. Loft conversion with erection of a crown/table top dormer to rear elevation, and addition of 3 No Velux windows to front roof.

- 16/00907/HOUSE - Withdrawn 13/05/2016

The erection of a single storey rear extension with roof lantern, loft conversion with flat roof dormer with Juliet Balcony to rear elevation and 3 No Velux windows to front elevation.

- 01/02618/FUL - Granted 07/05/2002

Single storey extension.

- 95/01786/HIST - Granted 13/11/1995

Demolition of bungalow and storage building and erection of two detached four bedroom houses with detached garaging.

4.0 PROPOSAL

The proposal is for a replacement ground floor and loft extensions, and new first floor extension to 14 Witches Lane. The proposal is intended to improve the living conditions for the occupiers, improve the environmental performance of the building, improve its visual appearance and future-proof it for the benefit of the neighbours and community.

The proposal includes:

- Replacement roof and glazing of existing single-storey extension
- New first floor extension to provide improved bedroom accommodation
- Replacement loft extension to create more usable space
- Internal renovation

Design

The existing building has been extended and improved in a piecemeal way, resulting in an incohesive and disjointed design that has not dated well, considering its relatively modern construction.

The internal and external design is based on the needs of the occupiers to have better residential living space. The design seeks to protect, preserve and enhance the existing building. Following the Sevenoaks **Policy EN1**, through a robust design process, the design provides a high standard of residential living space, bringing the facilities up to modern-day standards.

The proposal focuses on adapting the existing building to form a more contemporary and practical arrangement for a family home. The existing bedrooms at first floor level are extended to provide a more comfortable size, with good levels of daylight, which is maintained. The existing loft extension suffers from very low heights, it is proposed to be replaced to provide a more usable internal space with better head height around the dormer.

Following the Sevenoaks **Residential SPD**, the scale and massing of the proposal has been designed to be subordinate to the host building. The amenity of the neighbours is maintained and will not adversely impact the neighbours' daylight or outlook. The proposal will improve the outlook of the neighbours by replacing the existing piecemeal rear extension.

Following the Sevenoaks **Policy EN2**, the proposed first floor extension is within the 45 degree guide, maintaining the amenity and light levels of neighbouring buildings. A new ground floor side window is proposed to provide more daylight within the building. This window is proposed to be adjacent to an existing side elevation window which faces a 2m close boarded fence. As such the proposed side window would have no impact on the amenity of the neighbouring building.

The design improves the thermal and environmental performance of the building through taking a fabric-first approach to renovation. The external walls will be repaired and redecorated, and will be insulated to meet or exceed recommended U-Values.

Chipstead Conservation Area is located nearby to the proposal site. Viewed from the Conservation Area, only the front roof elevation is visible, as such it is considered that following **Policy EN4**, there would be no detrimental impact to the Conservation Area.

4.1 PROPOSAL

Materials

It is proposed to replace the existing first floor tile cladding with timber cladding. It is considered ill-suited to the building and has not aged well. The existing tile cladding has been removed from the neighbouring building.

The proposed timber cladding will give the building a more contemporary feel, using a sustainable material which is durable and will age well. The first floor rear extension is proposed to be clad in timber, to match the front and side elevations.

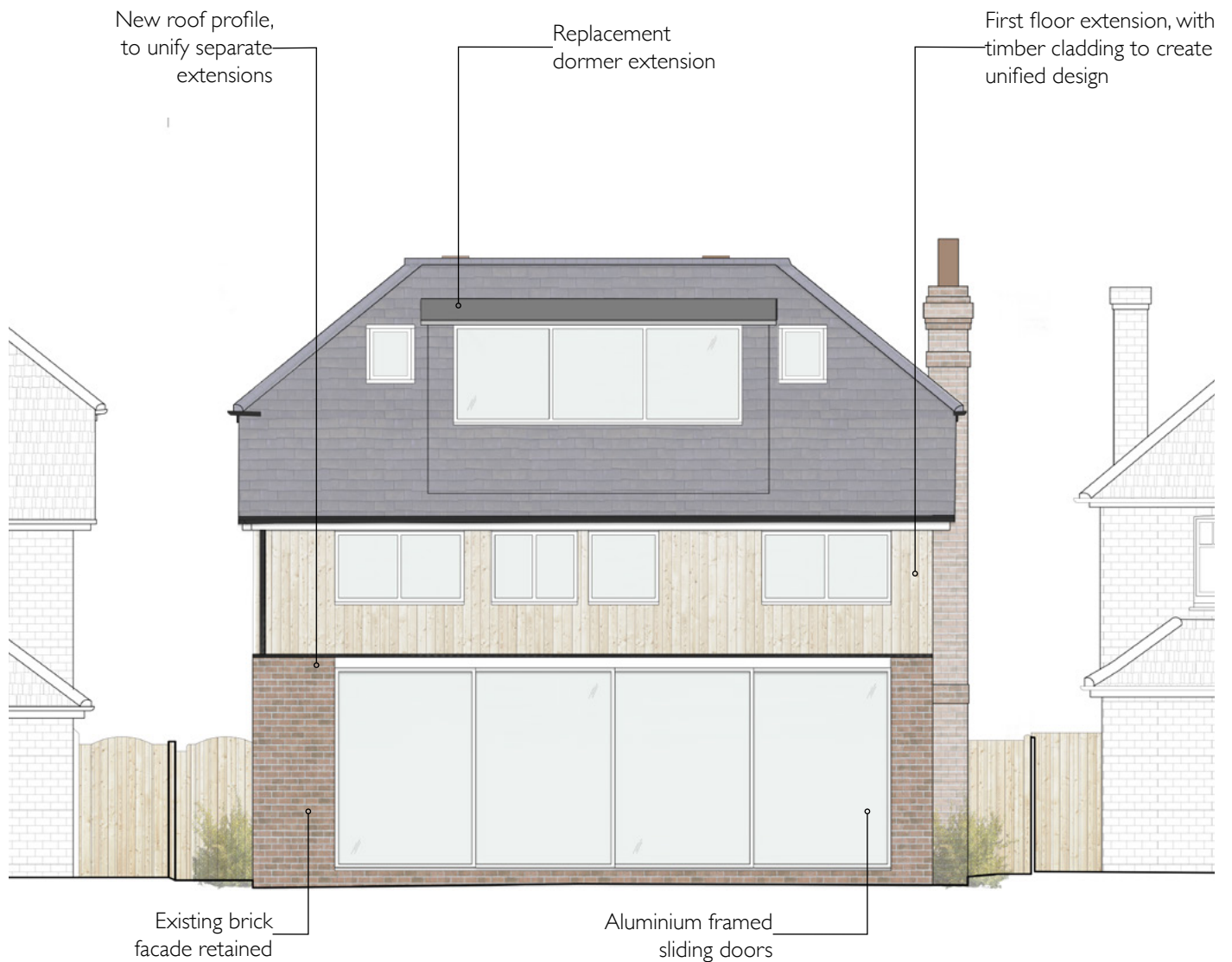
It is considered that the replacement timber cladding will enhance the visual appearance of the building and unify the building design as a whole. As the building is substantially set-back from the road, there will be very low visual change to the existing street-scene.



Proposed front elevation

4.2 PROPOSAL

Proposed rear elevation

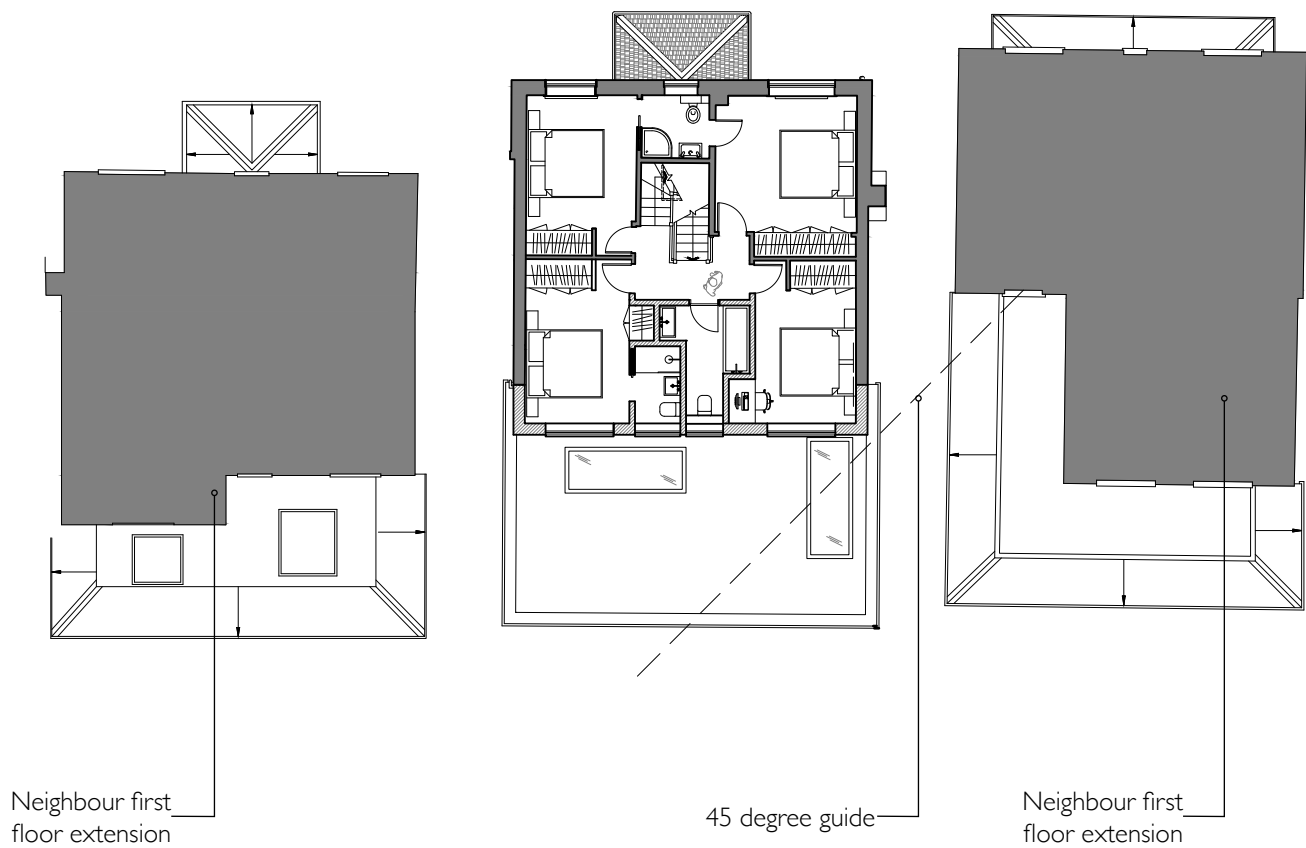


4.3 PROPOSAL

First floor extension

As demonstrated in the below drawing, both neighbouring properties have benefit from first floor extensions. As such, the proposed first floor extension fits in to the pattern of development of houses in the area.

The proposed first floor extension is set within the 45 degree guide line taken from the centre of the neighbouring window. This ensures that the proposed design following the Sevenoaks **Policy EN2**, maintaining the amenity and light levels of neighbouring buildings.



Proposed first floor plan

5.0 SUMMARY

For the avoidance of doubt, the following paragraphs address the requirements for design and access statements, using headlines set out in national guidance on preparation of such statements

Use

14 witches Lane is a dwelling house (Use Class C3). This proposal does not seek any change of use.

Amount

- Existing Area = 223m² GIA

- Ground floor = 119m²
- First floor = 64m²
- Second floor = 40m²

- Proposed Area = 235m² GIA

- Ground floor = 119m²
- First floor = 76m²
- Second floor = 40m²

Total Area Increase = 12m² GIA

Layout

The proposed layout greatly improves the arrangement of the building, creating a far more usable living space to the ground floor. The first floor extension will provide greater bedroom accommodation for the growing family.

Scale

The proposed scale is in subordinate to the existing building and in keeping with similar nearby extensions.

Landscaping

The existing garden will be retained.

Appearance

The external appearance from the road will not have any detriment impact from the design. The proposed timber cladding will improve the external appearance. The alterations to the rear of the building will not adversely impact the neighbouring residents and will improve their outlook by replacing the existing disjointed rear extension.

The proposed materials are in keeping with the wider context and will have a positive impact on the character and appearance of the building through acknowledging and respecting their setting.

5.1 SUMMARY

Vehicular Links

The proposal has no impact on transportation or traffic levels in the area

Inclusive Access

The revised layout and design creates far greater accessibility throughout the dwelling.

Drainage

The proposal does not impact the existing drainage provisions.

Biodiversity Statement

A visual building inspection survey has been undertaken with no visible signs of bats, birds or other species nesting within any cracks, loose timber, eaves or any other areas of the existing proposal area.

Furthermore the applicant has never previously seen or heard any signs of bats, birds or other species nesting within the existing house. A further inspection will take place prior to construction.