

Design & Access Statement

Works to:

Rustlings

8 Merlewood

Sevenoaks

TN13 3JP

Merlewood is a residential street comprising of detached properties on generous plots all with various designs and finishes. No. 8 can be found at the end of the cul-de-sac sitting square on to the road.

The current property is a modest three-bedroom dwelling with painted walls with a plain tiled roof. The proposed works will enlarge the dwelling to a four-bedroom property with an additional en-suite. The ground floor will be enlarged to accommodate an integrated garage, utility room, study and family room overlooking the garden. All proposed finishes are to match existing.

Pre application advice was sought from Sevenoaks planning department Ref PA/21/00420 and the points raised regarding impact on neighbouring properties was duly noted. The hip ended roof will minimise the impact on neighbours to both sides. It was also noted that Residential Extensions SPD recommend a minimum of a 1 metre gap between the side wall of a two storey extension and boundary for a full height extension. The plot is angled with the proposed property being built to the boundary adjacent to No.8 at the front, the plot tapers out and the gap increases.

There is a previous planning application (21/00424) that was granted in April 2021 for a single storey extension with the same footprint of this application. It was a condition of granting the application that the foundations were to be of a piled construction due to the proximity of trees on neighbouring property with Tree Preservation Orders, a copy of the proposed pile and raft foundations is included in submitted documents.

All existing vegetation is to remain and if any is affected by the works it shall be replanted at the next growing season. All boundaries are to be respected and no works will encroach on neighbouring land either above or below ground including overhangs.

In conclusion the proposed works are intended to achieve a balanced design in character with the original property giving an enlarged dwelling enhancing the neighbourhood street scene without dominating it. I hope you will look favourably on our proposal.