

Design & Access Statement

In Respect of Works to

5 Stafford Way,

Sevenoaks, Kent

Number 5 Stafford Way is a two-storey semi-detached dwelling situated on the southern side of the road and it occupies a plot of 0.03 hectares. It is bounded to the east, west and south by residential properties, and to the north by Stafford Way highway.

The site resides within the Garden City Influenced Planned Development Character Area and comprises part of a pair of houses finished in red brick and brown interlocking roof tiles, typical of the surrounding area. The site is generally level and is screened from neighbouring properties by fencing. There is parking provision for a minimum of 2 cars to the front of the site. There are no trees that will be affected by the proposed works.

The property is a two-storey house that has a footprint of 74.2 m² and a total floor area of 108 m² over the two floors.

Our proposal is to convert the roof space with a hip to barn hip alteration to the main roof, rear dormer and 2 no. rooflights to the front elevation. Whilst the preference would have been to keep the existing roof line, in order to provide sufficient headroom for the stairs to access the roof space, the eaves to the side of the house has been raised to form a barn hip to achieve this. The dormer to the rear will be obscured from street view, due to the property being set back from the road, further than the adjacent property. The roof and dormer roof will be finished in interlocking tiles to match the existing, the rear dormer will be finished in plain tiles, the colour of which will match the existing roof.

The proposed works will not affect the footprint of the house, but will increase the overall floor area to 138.4 m² over the proposed three floors, a total increase of 30.4 m². The majority of the proposal could be achievable within permitted development rights, the overall additional volume to the roof is 53.5m³, just outside that allowable under permitted development.

The size and scale of the proposal is in keeping with the size and scale of the adjacent buildings and the wider character of the area. The fenestration of the proposal is such that it will have no impact on adjoining neighbours in terms of loss of Privacy. The building is sited so that there will be no loss of daylight or sunlight to adjacent neighbours.

As previously mentioned there will be no trees affected by the proposed works and the parking within the curtilage of the building and the access remain as existing.

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