

Design & Access Statement

In Respect of Works to

The Haven,

Hosey Hill, Westerham.

The Haven is a detached bungalow with rooms in the situated on the east side of the road and it occupies a plot of 0.09 hectares. It is bounded to the south by 'The Ramblers', to the north by 'Oaklands' separated by a private footpath leading to fields to the east, and to the west by Haven Hill highway. The dwelling resides within the Metropolitan Green Belt and an Area of Outstanding Natural Beauty (AONB).

The site slopes upwards from front to rear and is screened from neighbouring properties by mature hedges and fencing. There is parking provision for a minimum of 2 cars to the front of the site, a semi-detached single garage resides at the front of the site approximately 11m from the main house but is used for storage due to its size.

It is constructed of a mixture of face brickwork, white render with tile hanging to the gables, with a plain tiled pitched roof and felt flat roof.

Previous Planning History

- *Demolition of conservatory, construction of two-storey rear extension and alterations to fenestration.* Ref. No. 21/03258/HOUSE, Status: Refused
- *Proposed 1.5 storey side extension to form kitchen and en-suite bathroom; rear single storey conservatory and 2 no. First floor dormer windows to rear.* Ref. No: 00/02156/FUL, Status: Granted
- *Erection of replacement domestic garage.* Ref. No: 83/00932/HIST, Status: Granted
- *Erection of a conservatory at side.* Ref. No: 75/00185/HIST, Status: Granted

The property has benefited from several modifications over the years, application ref: 00/02156/FUL submitted in 2000, extended the main house, increasing the floor area of the original house from 127.2m² over the two floors, to 170.6m² with an extension to the side and conservatory to the rear.

The most recent application sought to gain permission to build a two-storey rear extension which was refused on the following grounds:

The proposed development, by reason of the increase in scale, bulk and massing in comparison to the original dwelling, would represent a disproportionate addition which would detrimentally harm the openness of the Green Belt and which would fail to conserve and enhance the Area of Outstanding Natural Beauty, contrary to the National Planning Policy Framework and policies GB1 and EN5 of the Sevenoaks Allocations and Development Management Plan.

The extant permitted development rights would allow a single storey rear extension 4m deep, max. 4m high, eaves no higher than the existing, to be constructed across the full width of the original house, the outline of which is shown in blue on drawing 21/1545/02E. This along with the current existing building would give a total floor area of 204.7m².

Our proposal is to demolish the conservatory to the rear and construct a two-storey rear extension, whilst continuing the roof line of the existing 1.5 storey extension nearest the side boundary, reducing the impact to the neighbouring property. The two-storey element will mimic the existing gable detail to the rear and be set back from the side boundary. The extension will be finished in face brickwork, white render with a tile hung gable, all to match the existing materials with plain tiles and felt roofs.

The design seeks to keep the extension subservient and proportionate to the existing dwelling, keeping the bulk of the extension at the lower 1.5 storey height, and the ridge of the two-storey element no higher than the existing ridge.

The extension has been reduced from the previous scheme to ensure that the floor area is less than that of the existing building and possible rear extension allowable under permitted development. The proposals will increase the floor area to 204.3 m² over the two floors, and will condense the development to one side of the dwelling to retain the openness of the Green Belt. It is acknowledged that the proposals will exceed the 50% possible increase in footprint of the original house typically allowed within the Green Belt but feel that the extension represents an appropriate form of development and forms a good basis.

It is our opinion that the design responds to the form and appearance of the existing property and has been reduced from that which was previously submitted, we feel that the extension is not disproportionate in terms of its scale or bulk and therefore represents a good argument for 'very special circumstances'.

The proposed extension will not be visible from the front elevation and therefore have no adverse effect on the wider street scene or AONB.

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.

The proposed works do not detract or improve the ability of the property to be used by ambulant or disabled persons.

In our view the scheme simply rationalises the approved floor area into a more appropriate and improved design which would have a net benefit to the openness of the Green Belt.

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