

Design & Access Statement

In Respect of Works to

10 Weald Close

Sevenoaks Weald

Kent TN14 6QH

Number 10 Weald Close is a semi-detached dwelling situated on the west side of the road occupying a plot of 0.03 hectares. It is bounded to the north, south and west by residential gardens and to the north east by Weald Close roadway. The site is generally level north east to south west but the road slopes down north west to south east with the house raised slightly 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 integral 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 that has been extended previously with a single storey rear extension and a one and a half storey side extension up to the boundary line with number 11 Weald Close.

The building has a footprint of 79.9 m² and a total floor area of 142.7m² over the two floors.

It is constructed of face brickwork to all elevations with vertical tile hanging to the front first floor and white horizontal boarding to the single storey rear extension.

The roofs are finished with concrete interlocking tiles.

Our proposal is to demolish the rear extension and front porch and to erect a single storey rear extension with roof lights, front extension and porch and raise the eaves level of the existing side extension with a new crown roof. Convert the garage to living accommodation and extend and resurface driveway with extended drop kerb and crossover.

The proposed works will increase the house footprint to 98.9 m² and the overall floor area to 161.9m² over the two floors.

A gross increase of 19.2 m².

The extensions will be constructed of face brickwork and vertical tile hanging to match existing with white/pale grey painted smooth render to the single storey rear extension. The porch will be face brickwork and oak timber posts.

The roofs will be concrete interlocking and plain tiles to match existing colour. The crown roof to the side extension will be a GRP flat roof and the rear extension will be a GRP flat roof with parapets and powder coated aluminium capping. The new doors and windows will be finished in grey.

The existing Party wall will be utilised with the adjoining owner's approval. Certificate B and Notice 1 has been served on the owners of Number 9.

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

Although the proposed raising of eaves to the side extension contravenes the policy of no two storey development within 1.0m of the boundary, the existing extension is on the boundary line and the proposed works will have a minimal effect on the view from the street scene.

The existing extension is an unbalanced addition and an incongruous form of development when viewed from the street scene. The proposed works create a more balanced and sympathetic extension while remaining subordinate to the host building. More in keeping with other extensions within the road.

The fenestration of the proposal is such that it will have no greater 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.

The existing drive will be extended and resurfaced, to maintain two parking spaces within the curtilage of the property. The dropped kerb and crossover will be extended as required to KCC requirements.

As previously mentioned there are no trees that will be affected by the proposed works.

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