

## **THE KENT BARN, HEEL ROAD, STALISFIELD, KENT. ME13 0JH.**

### **INTERNAL ALTERATIONS TO A GARAGE TO PROVIDE ACCESS TO A LOFT SPACE FOR USE AS A HOME OFFICE WITH 3 ROOF WINDOWS ADDED.**

August 2023

## **DESIGN AND ACCESS STATEMENT**

### **RESPONSE TO CONTEXT**

1. The proposal is very minor and without any footprint or massing increase.
2. Conversion of the barn to a dwelling was carried out under reference SW/09/0130 and included a new detached garage and parking barn with log store. The works relate to the new garage building and not the converted Listed barn. Condition 2 of the approval restricted the use of shown parking spaces for cars, hence the application to vary the condition.
3. There will be no street scene view of the proposal.
4. There will be no impact on any neighbours.

### **USE**

1. The existing residential use continues.

### **AMOUNT OF DEVELOPMENT**

1. The development relates to existing floor space only.

### **LAYOUT**

1. The Kent Barn main entrance faces north and the garden is on the south side of the main building.
2. The garage is to the west of the barn, on the opposite side from Heel Road.
3. No overlooking or loss of amenity to any neighbours will occur.

### **SCALE**

1. Three Conservation Velux windows are proposed of a domestic scale and proportion.

### **LANDSCAPING**

1. The current landscaping will be un-affected.

### **APPEARANCE**

1. The external appearance is altered only by the insertion of three roof windows.

### **ACCESS TO THE DEVELOPMENT**

1. Existing pedestrian and vehicular accesses are to be retained un-altered.
2. Parking provision is un-affected. The current double garage has one parking space, the other space being compromised by a loft access staircase. The proposal results in a similar arrangement, with one space being available for parking.
3. There are 4 parking spaces in front of the garage which are un-affected.