

Design and Access Statement

46 Shurlock Ave
Swanley BR8 7ST

Description of property:

The property is a two-storey end of terrace property on the eastern side of Shurlock Avenue Road at the corner of Pear Tree close. The property was constructed in late 1970s. The application property is currently a two single-family dwelling house.

The application property's character is typical of other properties on road.

The property is not in a conservation area.

The description of development:

This application is being submitted in order to regularise the following.

- The erection of a double storey side extension and front porch

This is so the family can support and improve the existing family occupancy.

Character of Area

Shurlock Avenue is located within an urban settlement of Swanley, the local character as a urban terrace has been maintained

Proposed double storey side extension:

The proposed extension would be partially visible from the public realm, its width would be modest within its context.

Both the scale and mass of the existing dwelling and the plot size are sufficient to accommodate a rear extension without it appearing overly dominant or resulting as a cramped form of development.

Material:

The proposed double storey side extension would be constructed with white UPVC doors and windows.

The extension would be constructed on matching bricks and uPVC cladding in sections to match existing.

Recommendation:

The proposed side extension would read as a contemporary addition, with sympathetic materials used to re-enforce the positive layout on the host property's front, side and rear elevation.

The proposed extension, by virtue of sitting and scale, would appear in character with other developments on the street. The setting back from the front elevation and setting down from the roof would allow the additional parts to appear subservient to the host property.

The development would allow the application property to appear in visual symmetry with its adjoined where a two-storey rear extension which is set back from the boundary. Visual amenities

of the neighbouring proposed would be acceptable. The development would be sufficiently set back as such would not give rise to adverse amenity impact.

Amenity consideration

Given the proposed extension's siting away from the nearest neighbouring property, it is not considered that the proposed extension would give rise to adverse overbearing impact.

Any perceived loss of light or overbearing impact in this context would be negligible. As such the development should be considered acceptable.