

DESIGN AND ACCESS STATEMENT

In support of

PLANNING APPLICATION

For

3 BEDROOM DETACHED HOUSE

Land Adjacent

162 LULLINGSTONE AVENUE

SWANLEY

KENT

BR8 7JR

STEVEN O'DONOGHUE

SEVENOAKS DISTRICT COUNCIL

REC'D 10 JUN 2019

COMMUNITY & PLANNING SERVICES

MARCH 2019

INTRODUCTION

The application site lies within a residential area and lies within the confines of the town as in the Proposal map.

The existing terraced detached house is located fronting onto Lullingstone Avenue Swanley

The orientation of the dwelling is the front facing almost north.

It has dropped kerb access from the road across a public footpath.

The north east boundary of the site is onto open land used for occasional grazing.

The site is triangular and slopes to the rear where there is an embankment and railway line.

DESCRIPTION

The existing dwelling has a concrete hard standing to the front for off street parking.

The front garden is open plan.

There is sewer running between the existing and proposed dwellings to the rear of the site.

AMOUNT

The proposed is for a 3 bedroom detached dwelling on the site which is consistent in proportion to the existing properties fronting onto Lullingstone Avenue when viewed from the front.

The proposed will be separated from the existing by 2.0m and will be set back from the front by 1.8m.

The proposed footprint will allow for the required off road parking of two vehicles in tandem to the front and private amenity space to the rear.

The rear garden will be approximately 9.0m deep

SCALE

The proposed will be in scale with the existing properties but will be "L" shaped to provide an additional bedroom.

The new dwelling will be approximately 200mm lower than the existing dwelling.

LANDSCAPING

The existing side and rear gardens are laid to lawns which will be retained.

The existing fences will be repaired and will remain but a new 1.8m high close boarded fence is to be erected between the properties.

The front garden will remain open plan.

APPEARANCE

The proposed has been designed to fit in the general design of the properties in the road and is similar to a recent approved and built scheme.

Traditional construction methods and materials will be used, facing brick walls under a tiled roof with white uPVC windows and doors.

ACCESS

The existing vehicular access will be maintained to both dwellings to allow two parking spaces for the new dwelling and a single space for the existing two bedroom dwelling.

Pedestrian access will be via footpaths from the existing public footpaths.

Disabled access to the proposed dwelling will be provided in accordance with the building regulations which include door widths, ramps etc.

The site is within the existing town with easy access to public transport including the mainline railway.