



Planning Statement and Design and Access Statement

for

77 Farmcombe Road, Tunbridge Wells, TN2 5DQ

Proposed Front Porch, Rear and Side Extension and Dormer Loft Conversion

1.0 Introduction

77 Farmcombe Road is a 2-storey detached house with a separate garage space. The property is on a large plot and provided with a driveway and a large garden to the rear.

The property is situated in a quiet residential area. The majority of properties within the area are large, detached properties and a number have been provided with a combination of historical and new extensions.

Our client would like to achieve planning consent for a front porch, side and rear extension and loft conversion.

2.0 Design

The alterations will provide the property with the space for growing family's needs providing an additional bedroom, bathroom and study, making the home more suitable for the family's requirements.

The proposed appearance of the property will be similar to those found within the same road and surrounding area with many utilising the roof for additional living space. Our aim is to achieve a suitably sized dormer extension to provide the most potential use of space and not to intrude on the street scene and create a modest and pleasant appearance to the building.

The rear dormer will provide allow for the proposed fourth bedroom and additional bathroom. Natural light with the within the loft will be provided by two Velux roof lights to the front roof slope and two rear casement windows. Access to the loft room is provided by a staircase along the wall over the existing staircase below minimising impact on the first floor.

The construction of the ground floor rear extension will expand the kitchen and allow for an open plan dining area suitable for a growing family. A roof light will be provided to the ceiling, allowing natural light to flow through the area, reducing the need for artificial light and making the most of the improved living space.

The side extension will provide much needed facilities for the family with a utility room and WC. With 'Working from home' arrangements there is a growing demand for a suitable study area within a family environment. This proposal will allow for this essential space.

3.0 Appearance

The existing property consists of hipped roof with a front gablet. Our client would like to achieve planning consent for the dwelling with works consisting of the construction of a front porch with hip roof. This is to be connected with the existing bay window roof. A single storey side extension is proposed to the South East elevation with a sloping roof and parapet wall. A front bay, low profile window will be added to the side extension so to complement the existing style of the property.

To the rear, a single-story extension with flat roof and parapet wall is proposed, this style is continued to the rear of the property. This is to include sliding patio doors and a roof light. A dormer loft conversion is to be constructed to the rear of the property. The removal of the chimney and conversion of the hip roof to gable roof is planned in order to facilitate this and maximise usable space. The finish will consist of clay hanging tiles matched with the rear face of the sloped roof to the side extension.

The materials proposed are:

Plain clay tiles to match existing
Brick to match existing
PVCu windows to match existing

4.0 Parking and Transport

No changes to the existing car parking arrangements are proposed.

5.0 Waste minimisation

All materials will be sourced from local builders' merchants and stored onsite at the appropriate stage within the construction of the project.

Timber – sourced from local timber merchant and from certified renewable forests. Off cuts to be sorted off site and recycled as described below. Waste will be kept to a minimum.

Materials will be sorted on site prior to removal.

Licensed waste handling companies such as Skip It, Waste Recycling Ltd and Sussex Skips have individual arrangements for recycling and will be used for waste removal.

6.0 Noise Impact Assessment

Not applicable to this scheme as works are general maintenance and improvement, with no change of use.

7.0 Community Infrastructure Levy

Not applicable to this existing building and no change of use is proposed.