

## 2820 - DESIGN & ACCESS STATEMENT

02.01.24

3 Ridgeway Paddock, Kingson, BN7 3LA

### Site/ Building

The site is located within Ridgeway Paddock, a residential close in Kingston within the South Downs National Park. The plot contains a detached house and garage.

The neighbouring property no.4 was originally a mirror image, but has been modernised and extended in recent years.



*Front view from front driveway*



*Rear view from rear garden*

## **Planning History**

There is no relevant planning history for no 3.

No.s 2 and 4 have both had applications approved for alterations to the rear and front of their properties.

Ref. SDNP/16/02483/HOUS

Ref. SDNP/16/00003/HOUS

## **Proposals**

The proposals are for the following –

1. construction of 1 storey extension to the rear
2. new pitched roof to existing garage
3. 1 storey pitched roof extension to side of house forming connection with garage and
4. extension of existing 1st floor terrace to the rear
5. installation of solar panels to rear roof face
6. Construction of cabin to rear of garden

## **Design/ Appearance**

The rear development is a further extension of the existing small one, infilling the ground floor void.

The existing first floor terrace has been extended to link into the existing 1<sup>st</sup> floor projection, but clad in timber with the ground floor to give a more solid uniform appearance. The line of the 1<sup>st</sup> floor terrace is retained in its existing location, to avoid any further overlooking issues.

The pitched roof extension to the garage mirrors the steeply pitched forms of all the houses within this close. Windows to the loft space bedroom are all located to the rear.

The side extension is tucked to the side and not visible behind the pitched roof on the garage. It is occupying a very underutilised part of the site, which is currently used for storage.

Timber cladding is proposed to all the extensions, with the use of low carbon sustainable materials in its construction. Windows and doors are to be replaced to improve thermal insulation values.

The garden cabin falls within all permitted development rules, with eaves height no greater than 2.5m.



*Side elevation where the conservatory extension is proposed, as viewed from the rear.*

### **Scale**

The proposals whilst enlarging the floor space, remain in keeping with the current scale of the property. Nothing protrudes above existing ridge lines.

### **Use**

The proposed use of the building is to remain unchanged as a single residential dwelling.

### **Access**

Both vehicular and pedestrian access to the property will remain unchanged.

### **Transport and Road Layout**

The existing road layout remains unchanged.