



DESIGN AND ACCESS STATEMENT 2 Woodland Close, New Barn, Longfield DA3 7HA

The Application Proposes:

Replacement single storey Rear Extension & front porch extension & partial Garage Conversion with ancillary alterations to ground floor layout. Demolition of existing flat roofed overhang/ pergola to rear.

This provides:

- A more accessible Front Entrance Porch
- Improved Bedroom provision
- An open plan Kitchen/ Dining area
- Rationalisation of the rear elevation to something more in keeping with the original house.

Location and Key Constraints

The subject property is a detached single storey house, situated midway down an, established residential cul-de-sac within the defined residential settlement of New Barn. The building consists of buff-multi brick facing walls and gabled ends, a interlocking tiled pitched roof and white UPVC/timber windows and doors.

The application plot is bound on each side by residential gardens. The boundary treatment of a domestic fence and vegetation ensures that the garden is screened from neighbouring dwellings and amenity space. This reduces the potential impact to the surrounding residential neighbours.

The surrounding area is residential; it is therefore not out of character to find extensions of the type proposed within this location.



Applicant's Need

There are inadequacies in the house as it exists:

- Insufficient kitchen & dining provision for a modern family.
- Insufficient Bedroom provision
- Inadequate and poorly arranged shower/bathroom provision
- Poorly arranged Storage provision
- Poor relationship between the house and its garden.

Relevant planning history

17/01492/FUL - 4 Woodland Close Longfield Kent DA3 7HA Application Permitted
Erection of a single storey rear extension to house hydrotherapy pool and plant room

00/00757/FUL - Firmley 5 Woodland Close New Barn DA3 7HA Application Permitted
Erection of a single storey side extension

89/00258/FUL - 2 Woodland Close Longfield Kent DA3 7HA Application Permitted
Alterations To Provide A Ridged Roof Over Existing Extension.

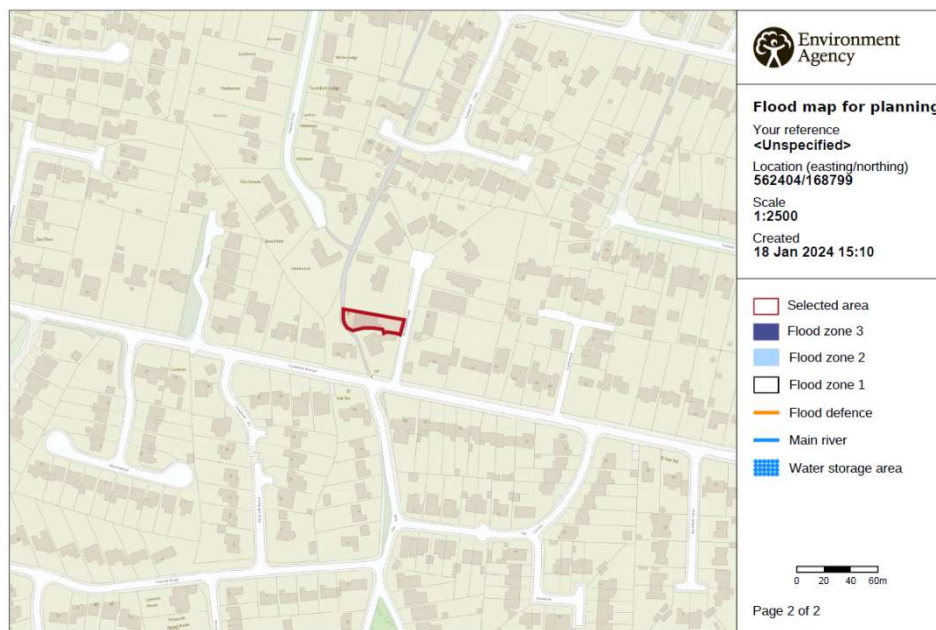
76/00533/GR- 2 Woodland Close Longfield Kent DA3 7HA Application Permitted
Erection Of Garage Extn At Front

63/00444/FULA1- 2 Woodland Close Longfield Kent DA3 7HA Application Permitted
Bungalow With Integral Garage

Site Designations

Flooding

The Environment Agency's Flood Map for the site indicates that the site is within Flood Zone 1, low risk from flooding.



New Barn Area of Special Residential Character

The site is within the New Barn Area of Special Residential Character (see map below):

“6.5 Areas of Special Character on the Policies Map continue to be ‘special’ areas in Dartford in terms of their potential residential, townscape, historical or architectural interest in the locality. They do not have design guidance associated with them individually or on an area specific basis, but proposals should be designed to give close consideration to their specific character, and the site’s built environment context.”

As such the proposal has been designed to ensure that the proposals not only respect but enhance the wider surroundings – see Design Section.



Design

1. Rear extension.

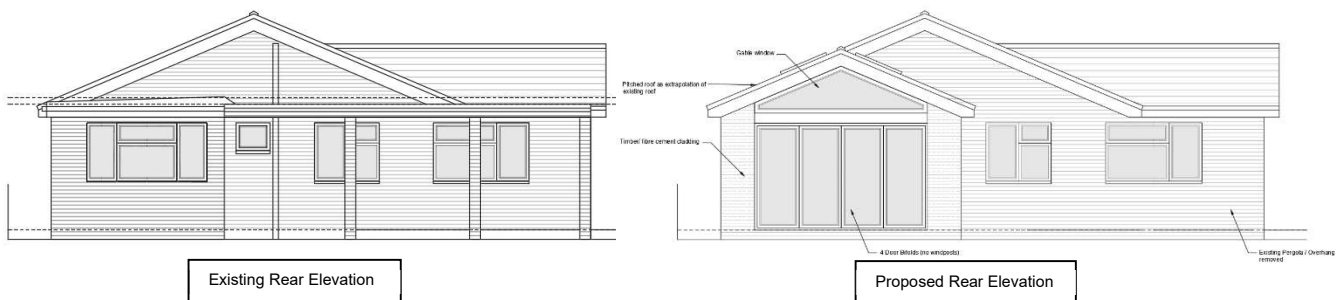
The form of the extension is generated primarily by framing of views of the garden at ground floor and ensuring a light and airy space for dining/ entertaining. The roof form is an extrapolation of the existing roof extension. The proposed replacement rear extension measures approx. 4.725m in width, 2.2m in height from finished floor up to the eaves, and projects approx. 2.170 from the principal rear elevation.

The existing extension to be replaced is already projects 2.170m from the rear wall and is 3.425 wide with a flat roof eaves height of 2.2m from finished floor level. The existing overhang to be demolished measures 7.245m in width by 2.17m out from the rear wall. It's removal will significantly improve the house's aspect and also improve the look of the house.

The extension is set more no closer to the nearest boundary to the neighbour, and being only single storey could not have any affect on neighbouring amenity, and could not overshadow anymore than the existing house and extension does already.

The extension materials shall comprise of buff stock brickwork and timber-style cladding with white uPVC/Aluminium windows and doors to match the existing house. The roof will be interlocking tiles to match those of the main house. Careful consideration has been given to the positioning of the extension to ensure that the development cannot impact upon on any neighbouring dwellings. The replacement extension is no closer to the boundary than the existing and is wider towards the centre of the plot.

The rear extension replaces an out-of-keeping flat roofed extension and partially enclosed overhang/ pergola. The form of the proposed extension is an extrapolation of the existing main roof pitch, forming a smaller gable under which the extension sits. This is a marked improvement on the existing somewhat dilapidated extensions.



Overall, the extensions sit well within the garden and wider context and would visually corollate with the surrounding pattern of built development.

2. Front Porch Extension.

The proposed front porch is again an extrapolation of the existing roof form.

There is an existing porch overhang, which is in effect being enclosed and extended forward with a replacement porch of 2.145m by 1.390m.

There are multiple examples of a front porch in the surrounding area, and the principle of a front porch would not be at odds with a typical residential street in this area. The design of the porch compliments, and is to subservient, to the main house. The material (buff stock brick and pitched roofing tiles to match) compliment the main house and wider streetscene.

There is no overshadowing that can occur due to the citing of the porch, it is set away from the boundary by more than 4m, and can have no impact upon neighbouring amenity.

We believe therefore that the both the proposed front porch and rear extension would be acceptable in terms of their design and scale.

3. Partial Garage Conversion

The house currently has a integrated garage of around 9m x 2.5m. None of this area is used as car storage as the house had ample parking space to the front. At present this area is used for household storage. Part of the existing garage is to be converted into an additional bedroom and bathroom. This additional space will provide much needed space for the family.

Privacy

No extended part of the building or outbuilding overlooks any neighbouring properties, any new windows/ doors are at ground floor level and are in positions of existing openings (albeit with lower sills in some cases).

Parking

The existing Garage is not used for car storage and therefore no displacement occurs as a result of the partial conversion. The current provision is unchanged, there is ample parking available to the front of the property.

Trees

There are no mature trees that are affected by the proposals

Inclusive Access

The original building has poor inclusive access which is being marginally improved by the proposals, as the rear doors can be made to be level access if this was to become necessary at a later date.

Conclusion

It is our view that this application should be supported and permission for the proposed development be granted as;

- It is in accordance with local planning policy
- The design, character and appearance are in keeping with local area
- No loss of amenity, no loss of trees
- No loss of parking
- Aesthetic improvement to the rear of the property
- Neighbouring planning precedents



**Tom Bucknall RIBA
Architect**

07740424703
tom@bucknalldesign.co.uk

RIBA 
Chartered Practice

