

Design & Access Statement

In Respect of Works to

5 Copse Bank

Seal

Kent TN15 0DE

Number 5 Copse Bank is a detached dwelling situated on the west side of the road, occupying of a plot of 0.057hectares, and is bounded to the south by a residential garden, to the north and west by Ragstones roadway and to the east by Copse Bank roadway. The site slopes slightly from east to west and has a vehicular access off Copse Bank with an integral garage and parking for two cars within the site curtilage.

The building is a detached property which has a footprint of 170.0 m² and a total floor area of 297.0 m² over the two floors. Previously a rear conservatory has been added to the original house together with the conversion of the garage to living accommodation, the erection of a first-floor rear extension, a two storey side extension and an attached garage to the front with a drive and parking area.

The building is constructed of face brickwork to all elevations, with a tile hung panel to the first-floor front elevation, under a concrete interlocking tiled roof. The conservatory has a brick finish to the walls and a glazed roof.

The building is screened between the neighbouring property by a fence and hedge along the boundary line. It is screened from the adjacent roads with a 2.15m high wall and fences, with a mixed specie hedge to the front boundary with Copse Bank road. There are no trees within falling distance of the proposal and none of the hedges will be affected.

Our proposal is for the demolition of the rear conservatory and the erection of a single storey rear extension with roof lights. The proposed works will increase the house footprint to 171.0 m² and the overall floor area to 298.0 m² over the two floors. A **total increase of floor area of 1.0 m²**.

The extension will be constructed of face brickwork to match the existing house with a roof of concrete interlocking tiles to match the existing colour.

The size and scale of the proposal is in keeping with the area and is subordinate to the main dwelling. The fenestration of the proposal is such that it will have no impact on adjoining neighbours in terms of loss of Privacy and the building is sited so that there will be no loss of daylight or sunlight to adjacent neighbours.

In consideration of the above and the attached plans, we trust you will look favourably upon our application and grant planning consent.