

14 Redleaf Close, Royal Tunbridge Wells TN2 3UD.

NOV 2023



## **Introduction**

This design and access statement is submitted in support of the Householder Planning Application for the alterations to 14 Redleaf Close.

The property is a 3 bed detached house.

This statement demonstrates how our proposal accords with planning, design and access objectives as set out in national and local policies.

## **Location**

14 Redleaf Close is located in Royal Tunbridge Wells, to the north-east of the town in a quiet residential area, not far from High Brooms Station. The property is not listed or in a conservation area.

## **Site Description / Use**

The existing house is a brick and timber built, detached house with an integral garage. There is parking for one car in the garage and one car on the driveway in front.



## **Proposed Development**

The proposal consists of a two storey infill extension with alterations to the roof. The ground floor part will extend 1m past the front of the garage, on one side.

The alterations will provide larger bedrooms upstairs and a large ground floor



kitchen/breakfast room that is more in keeping for a 4 bed property.

## **Amount & Layout**

The alterations will not affect the light of the neighbours, as no.15 only has non-habitable rooms with windows to the side and no.13 is slightly higher and set further away from no.14 (4.5m gap).

The proposed gable roof will match the slope of the existing shallow pitched roof. This type of roof design can also be seen on no.23 and no.5a.

The ground floor extension only extends 1m in front of the existing front elevation, which mirrors the 'staggered' appearance of the properties in the road.

## **Scale and Appearance**

We have carefully considered the scale, mass appearance and external materials to ensure that our proposals respect the character of this location and the existing property.

A number of properties in the road have added this type of 'infill' extension already, so we feel that our additions have been thoughtfully designed and are in keeping.





No. 23 & 24 Redleaf Close.



12 & 13 Redleaf Close.

## **Landscaping**

There will be no changes to the landscaping, apart from a path and steps to the new front door, which has moved to the side.

The existing garage and driveway will be retained.

## **Access & Mobility**

We have given careful consideration to the design to address the needs of access and mobility. A new path to the re-positioned front door will be at one level from the bottom of the driveway.

## **Sustainability**

As far as reasonably practical, sustainable practices in relation to energy efficiency will be employed throughout this development. These practices will include the efficient use of land, good layout design to minimize energy and water usage, such as water butts for rainwater collection, the promotion of energy efficient measures, such as insulation and utilisation of local and recyclable materials where possible.

## **Conclusion**

The proposals have been carefully considered to address the planning and physical restraints imposed on the site.

The proposals are committed to a sustainable design.

It is our view that the foundation of good and sensible practices in layout and design have been achieved.