

2024

# Design & Access Statement

Chris Saunders.

Chris Saunders Associates Limited.

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**Proposed extensions, alterations, dormer and removal of redundant  
outbuilding and garden/home office building.**

**at**

**13 Knighton Road,  
Otford,  
Kent,  
TN14 5LD.**

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## **1.0 Introduction.**

My client would like to obtain the councils approval to :

- Single storey extension on front of build.
- Single storey extension on rear of building.
- Dormer window,
- Garden/Home Office.

**2.0 Amount. (refer to Dwg CSA 1960 – 01, 02 & 03)**

The proposal is to extend the building front and back of the property to improve the living accommodation.

A dormer is proposed to provide an additional bedroom.

Remove existing outbuilding and replace with garden/home office building.

### **3.0 Scale.**

The proposed extending of the building is subservient to the existing house.

#### **4.0 Landscaping.**

The existing garden will be retained and therefore no changes to the soft landscaping.

## **5.0 Appearance.**

### Walls.

Face brick to match.

Tile hung to dormer cheeks.

### Roof.

Tiles to match existing.

Single ply or similar to dormer.

### Windows.

All joinery to be white.



## **6.0 Use.**

Residential use.

## **7.0 Access.**

A single door exists in the front elevation which would be used as the main entrance.

## **8.0 Conclusion.**

It is our opinion that the proposal would have no adverse effect on the surrounding area and therefore should be supported.