

# **DESIGN & ACCESS STATEMENT**

**SINGLE STOREY SIDE & REAR EXTENSION WITH FLAT  
ROOF AND ROOFLIGHTS**

**AT**

**52 RIDGE WAY  
CRAYFORD  
DA1 3PE**

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## **1.0 INTRODUCTION**

No 52 Ridge Way is a semi-detached two storey property occupying a corner plot on the west side of Ridge Way with the junction with Ridge Avenue in Crayford. The owner would like to extend the ground floor of the property primarily to provide accommodation for use by an elderly relative who requires full time care.

## **2.0 SITE AND SURROUNDINGS**

As noted above No 52 Ridge Way occupies a corner plot at the roundabout junction with Ridge Avenue and therefore benefits from a large frontage and side access. The plot narrows to the rear and adjoins the rear garden of No.61 Station Road some distance to the west.

The dwelling is oriented approximately east/west and is screened on the front and side boundary by a tall hedge.

The existing living accommodation comprises of a living room, kitchen, bathroom and utility lean-to on the ground floor. Two bedrooms and a bathroom occupy the first floor. The property is of traditional construction with masonry walls and tiled pitched roofs.

## **3.0 PROPOSAL**

It is proposed to demolish the existing lean-to structure to the rear and dilapidated garage located to the south and erect a single storey side and rear extension with front elevation stepped back to respect the frontage of the property.

The applicant is full time carer for an elderly relative and the extension will provide dedicated accommodation comprising a bedroom and en-suite/shower room, this being the primary purpose for extending the property.

The extension on the side (south) elevation will measure 6.1m from the existing south elevation in an underutilised area of the plot. As noted above, the east/west width of the proposed extension varies with the stepped form following the front boundary. A new wall at a height of 1.8m will be erected on the side boundary across the existing driveway.

The rear extension will replace the existing lean-to in a narrow area with access to the rear garden retained in the current location.

The extension will be finished with a flat roof behind parapet wall with 3no. rooflights purposely positioned to suit the internal layout.

In addition to the bedroom and shower room which will have a slightly elevated floor level than the existing dwelling, to suit external levels, the proposed extension will see the kitchen enlarged and a dining area gained.

There is currently off-street parking for one vehicle which will be lost however a driveway (with new dropped kerb) capable of accommodating two vehicles will be provided within the existing front garden, resulting in one additional space.

#### **4.0 PLANNING HISTORY**

A householder planning application submitted previously (ref: 23/01725/FUL) was refused in November 2023 citing the original proposed development as having disproportionate bulk, massing and harmful impact on the character and appearance of the surrounding area due to its sitting on the side elevation at such a scale.

We have since requested pre-application feedback (ref: 23/03068/PREAPP) on this revised proposal which we were confident addresses the reason for refusal. Feedback received on 20<sup>th</sup> March 2024 confirms this and that the proposed development as revised is now acceptable.

#### **5.0 PRECEDENT**

There is precedent for extension of existing and provision of new dwellings in a similar fashion in close proximity to No.52 Ridge Way, as follows:

##### **5.1 No. 41 Ridge Way**

A two storey two bedroom dwelling attached to this existing property was approved under planning approval ref 20/02724/FUL, demonstrating that utilisation of vacant space on the side elevation of a corner plot is acceptable.

##### **5.2 No. 56 Ridge Way**

A two storey side and rear extension was approved under planning approval ref 19/01607/FUL, also showing that an extension of greater scale than we are proposing is appropriate.

#### **6.0 PLANNING ISSUES**

##### **6.1 Effect on Amenity of Neighbours**

The proposal will have no effect on the attached neighbour at no.50 due to rear extension respecting the footprint of the existing lean-to.

There will also be no adverse effect on the properties opposite and facing the roundabout junction (Nos. 37, 43 & 56 Ridge Way and Nos. 39 & 41 Ridge Avenue) due to the distance.

##### **6.2 Effect on the Character and Appearance of the Area**

The proposed side and rear extension has been designed in response to the corner plot boundary line with a stepped profile on the front elevation.

It is appropriate in height at 2.6m to roof parapet at the closest point to Ridge Avenue, which with the set-back on the front elevation keeps the massing to an acceptable volume both in relation to the host property and also importantly on the street scene, although currently screened by a large hedge which will be retained and new wall to close off the previous driveway.

The rear extension will be finished in light coloured render.

## **7.0 SUMMARY**

The side and rear extension will provide the additional living accommodation desperately needed in order for the applicant to provide their elderly relative with full care effectively and for the relative to enjoy some privacy.

The existing kitchen is greatly improved with additional width allowing for an island unit, provision of a WC/utility room and adjacent dining area.

Externally, the proposed extension has been designed sympathetic to the plot with consideration to appearance and context.