

MRW Design Ltd
The Ridge Golf Course
Chartway Street
Maidstone
Kent
ME17 3JB



2023_49/PL
16th February 2023

Planning Services
Tunbridge Wells Borough Council
Town Hall
Tunbridge Wells
KENT
TN1 1RS

Dear Sirs / Madam,

Re: 41 Meadow Road, Rusthall, Tunbridge Wells, Kent TN4 8UN

Please find enclosed copies of the drawings; together with completed applications forms comprising of a full plans planning application at the above site.

The Site and Location Assessment

Meadow Road Drive is located a short way off A264 Lanton Road close to the town centre, within easy walking distance to the local amenities. The property is not listed and does not lie within any area of special designation. The property is semi-detached with a small garden located to the rear. The existing dwelling is finished in brickwork, under a tiled roof with a single storey lean to at the rear.

Planning Policies

Alterations & Extensions Supplementary Planning Document (SPD) 2006
Local Plan 2006 Policy EN1 – Design and Other Development Criteria
Core Strategy 2010: Policies 4, 5 and 9

Planning history

- No previous applications

Planning Precedent

- 23/01444/FULL | Single and double storey rear extension | 11 Meadow Road Rusthall Tunbridge Wells Kent TN4 8UN
- 21/00190/FULL | Rear and side extension; addition of window to first floor side elevation | 21 Meadow Road Rusthall Tunbridge Wells Kent TN4 8UN
- 17/00099/FULL | Proposed single storey rear extension, loft conversion with rear facing dormer and rooflights to the front elevation, including associated external landscaping | 27 Meadow Road Rusthall Royal Tunbridge Wells Kent TN4 8UN
- 17/00049/FULL | Erection of single storey rear extension and changes to fenestration | 25 Meadow Road Rusthall Royal Tunbridge Wells Kent TN4 8UN
- 16/05868/FULL | Single storey side extension | 43 Meadow Road Rusthall Royal Tunbridge Wells Kent TN4 8UN

Proposed Development

The proposals are to extend the existing house to the rear with a single-storey extension. The new space will provide a better sized kitchen / family room with good views into the rear garden area. As part of the works internal alterations will allow for the addition of a ground floor WC. The roof over the extension has been designed to match the existing house. The neighbouring dwellings to the north and south have no habitable flank windows facing the site. As such there would be no undue loss of light or outlook to the occupiers of these neighbouring dwellings. There are no flank windows proposed within the extension, the rear facing windows would not give rise to any additional opportunities for overlooking or loss of privacy. The proposed works at number 41 also passes both the vertical and horizontal 45-degree light test.



Front Elevation



Rear Elevation

Development Amount

The site has a total area of 0.010 Hectares. The existing ground floor has a gross internal area of 44 m², the proposed works will provide an additional 11m² of internal floor space.

Scale

The design has been kept in-line with the existing house and the buildings on the surrounding plots.

Appearance

The proposed extension has been designed to complement the existing properties in the area and allows for separation to other properties. External materials will be of a high quality and include brickwork and roof tiles to match the existing house. The materials will be sourced in terms of colour and texture relating them to the local vernacular. The design seeks to mirror the agriculture style that is common in this part of Kent.

Access

Access to the dwelling will be unaffected by the proposed works although the larger entrance space will help with movement within the dwelling.

Should you have any queries on the above application or require any further information please contact us.

Yours Faithfully,

Matthew Woodhams