

Design & Access Statement

In Respect of Works to

Ooty, Hurst Lane, Sevenoaks, Weald

Ooty is a two storey detached dwelling situated on the east side of the road and it occupies a plot of 0.06 hectares. It is bounded to the north, east and south by residential properties and to the east by Hurst Lane highway.

The site slopes gently downwards from front to back and is screened from neighbouring properties by fencing. There is parking provision for a minimum of 2 cars to the front of the site along with a double integrated garage to the property. There are no trees that will be affected by the proposed works.

The property is a two-storey house that has a footprint of 139.9 m² and a total floor area of 178.4 m² over the two floors. It is constructed of a mixture of face brickwork, white painted brickwork, tile hanging to the first floor front and profiled interlocking tiles to the roof.

A similar scheme was previously approved under application reference: 23/00548/HOUSE, the applicant has since reconsidered the design and wishes to amend the scheme slightly and amend some of the materials.

Our proposal is to construct a first floor side extension which continues the roofline and is set back from the edge of the property by 1m, with front dormer, partial conversion of the garage, demolition of the conservatory with replacement single storey extension, alterations to the existing fenestration and re-cladding the exterior and roof.

This scheme seeks to widen the doors to the front dormers and introduce sidelights to both sets, lower the cill to the rear landing window and amend the previously approved grey fibre cement board cladding to white.

The proposals will be finished in white render to the ground floor, white fibre cement board cladding to the front facing dormers, grey plain tile hanging to the side gables and rear dormers and grey slates to the main roof.

The proposed works will increase the house footprint to 140.5 m² and will increase the overall floor area to 216 m² over the proposed two floors, a total increase of 37.6 m². The size and scale of the proposal is in keeping with the size and scale of the adjacent buildings and the wider character of the area.

The fenestration of the proposal is such that it will have no impact on adjoining neighbours in terms of loss of Privacy. The building is sited so that there will be no loss of daylight or sunlight to adjacent neighbours.

As previously mentioned there will be no trees affected by the proposed works a minimum of 3 no. parking spaces will still be available within the curtilage of the site, and the access will remain as existing.

The proposed works do not detract or improve the ability of the property to be used by ambulant or disabled persons.

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