

Design & Access Statement

In Respect of Works to

51 Greenhill Road

Otford

Kent TN14 5RR

51 Greenhill Road is a substantial detached dwelling situated on the north side of the road and occupies a plot of 0.38 hectares. It is bounded to the north and south by residential gardens and to the east by the woodland of the North Downs. To the south it is bounded by Greenhill Road, (a private road) adjacent to the point that Greenhill Road becomes Hillydeal Road.

The site is screened from the neighbouring properties by trees, fencing and planting.

There is onsite parking provision for a minimum of 4 cars within the front curtilage of the site. There is a vehicular access off Greenhill Road.

The house is typical of the style and size of the other detached buildings in the road.

The subject of this application is a single storey timber cabin constructed to the rear of the property, approximately 35.0m away from the main dwelling house.

The cabin has been constructed with natural finish oak horizontal feather edged boarding to all elevations with a felted flat roof. There is a raised deck and handrail to the west elevation for access to the aluminium Bi-fold doors. The decking is also natural finish timber.

The cabin has a footprint of 20.7 m² with an equal sized decking area.

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.

Due to the contours of the existing ground, the height from ground level to ridge line ranges from 3.450m to 4890.0m

The location of the cabin is shielded from neighbouring properties by trees to the side and rear boundaries.

The fenestration of the proposal is such that it will have no additional impact on adjoining neighbours in terms of loss of Privacy. The size and location of the extension is such that there will be no loss of daylight or sunlight to adjacent neighbours.

The use of the cabin is ancillary to the use of the main dwelling.

No trees were removed or damaged in the erection of the cabin.

The existing parking and vehicular access arrangements are not affected by the proposal.

A letter of support from the applicant will follow this submission prior to validation.

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