

Planning Report
Including Design and Access Statement
And Sustainability Statement
To accompany a householder planning application



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Site & Applicant Address:

38 Eynsford Rise
Sevenoaks, Kent
DA4 0HR

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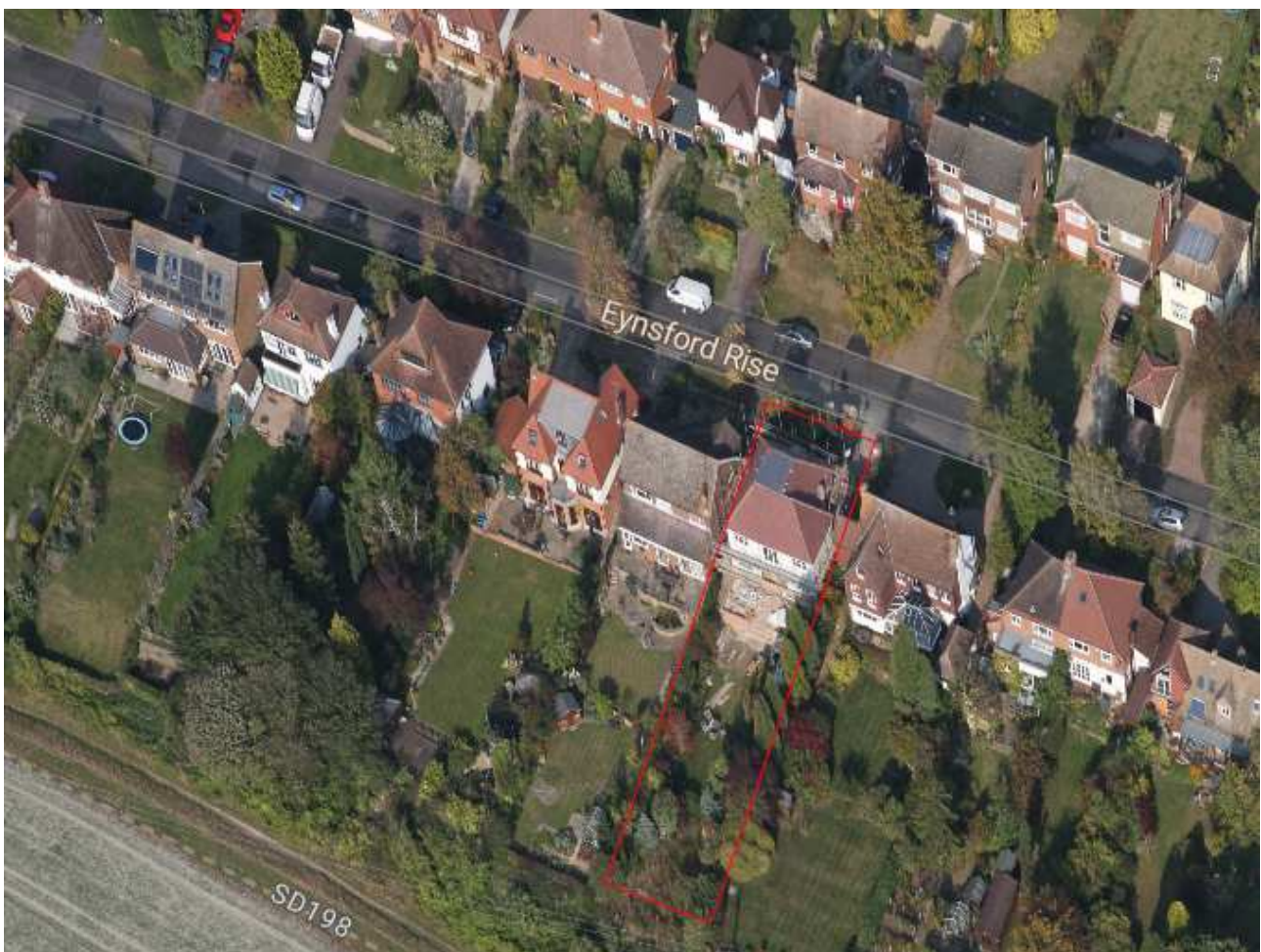
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1. Brief history and description of the property

This report accompanies a householder planning application for a rear roof extension and 4 new/altered windows on a detached house. The applicant property is 38 Eynsford Rise, within an Area of Outstanding Natural Beauty. The rear garden fence borders Metropolitan Green Belt:



Extract from Sevenoaks Policy Map – Eynsford



Aerial photograph (date unknown)

The house was originally a 3-bedroom property. A rear and side extension was granted in 2011 which provided a larger reception room to replace the previous conservatory and added a bedroom and ensuite on the first floor. (Ref: 11/00503/FUL)

The original brickwork has been rendered to the whole exterior of the property, date unknown. There are solar panels on the rear facing roof.

The properties on Eynsford Rise are all different, with a mix of hip and gable roofs. There are brick, render and hung-tile elevations. Number 38 is unique and does not match another property on the street. Both neighbouring houses have gable roofs with pitched-roof projections to the front of the houses and are markedly different in style to 38.



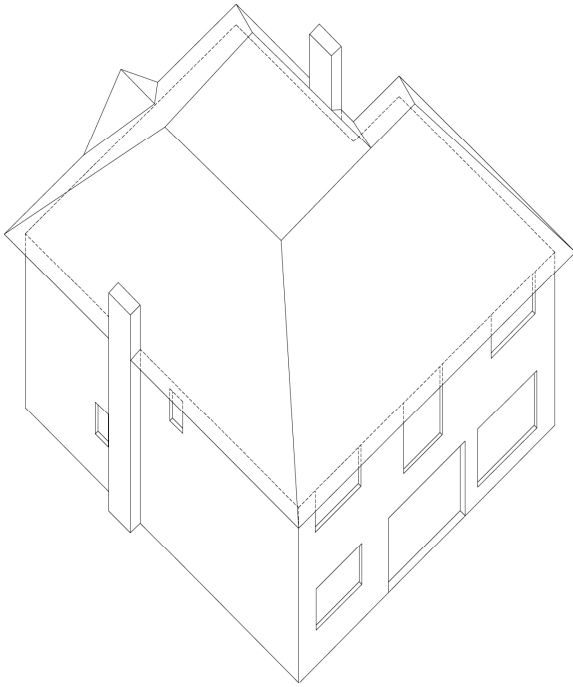
Streetview: Houses 40, 38 and 36



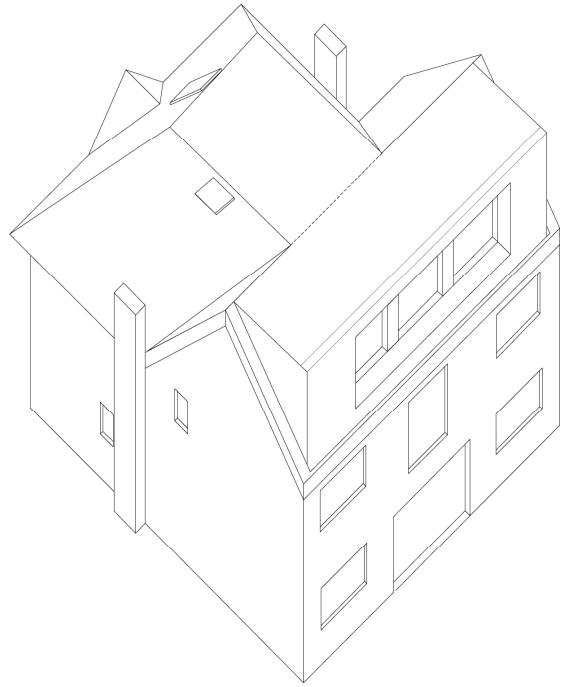
Streetview: Houses 40, 38 and 36

2. The Proposal

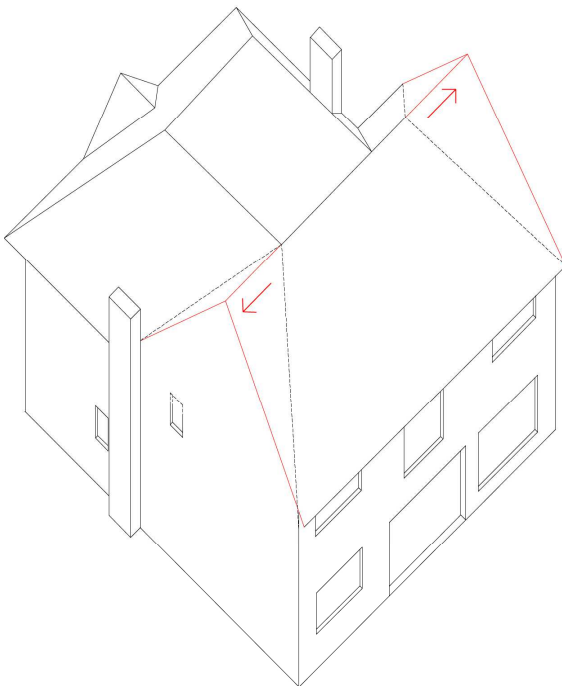
This application is to convert the rear roof space to provide a master bedroom. This would consist of a hip-to-gable roof extension and full-width dormer to the rear. These changes will not affect the roof of the original house which faces the street.



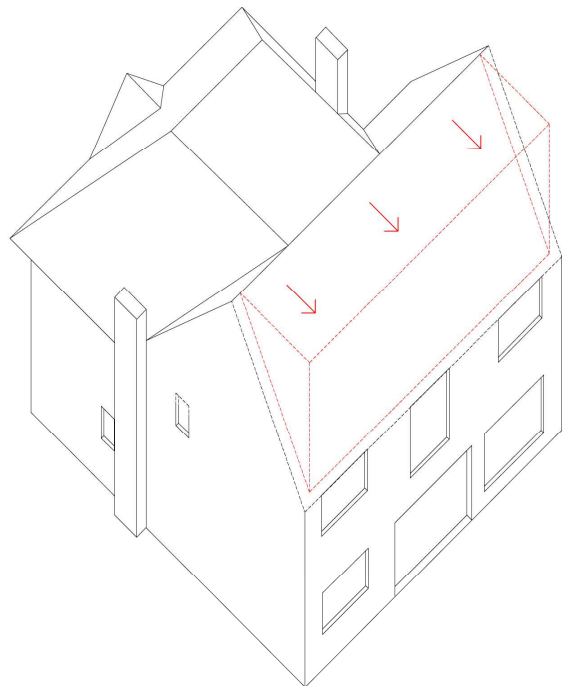
Existing Axonometric diagram
(view of rear and SE-facing side elevation)



Proposed Axonometric diagram
(view of rear and SE-facing side elevation)



1. Hip-to-gable roof extension to rear roof



2. Full-width rear dormer

3. Design and Access Statement

In addition to the roof extension described above, two pitched rooflights are proposed: one in the side elevation and one in the front elevation. In the front elevation the rooflight is located centrally above the main hallway windows and porch. This rooflight will provide daylight and views to the new staircase for access to rooms in the roof. One new window and one enlarged window are proposed in the north-west facing side elevation.

The proposal is in line with guidance for permitted development in the following criteria:

- This proposal adds less than 45 cubic meters of extra volume.
- No part of the proposal would exceed the height of the highest part of the existing roof.
- No part of the proposal would extend beyond the plane of any existing roof slope which forms the principal elevation of the house.
- No part of the enlargement extends beyond the outside face of any external wall of the house.

The proposal has been designed with reference to the Sevenoaks Residential Extensions SPD:

- The scale and form of the extension will fit unobtrusively with the building and its setting and be compatible with the surrounding properties.
- Loft extension is sited on the back elevation to preserve the character of the street.
- Roof lights are a preferable alternative to the use of dormers on the front elevation.
- The number and size of roof windows will not visually dominate the roof plane.
- The loft extension will be proportionate in scale to the roof plane. It will be below the highest part of the existing roof.
- The roof extension will be set back 20cm from the eaves and sides to maintain the visual appearance of the roofline.

This application is considered to be acceptable because:

- The extension provides a very limited increase to the bulk of the house.
- There will be no increase to the footprint of the house.
- The extension is situated to the rear of the property where visual impact will be minimal.
- Both neighbour properties feature gable roofs, providing precedent for a hip-to-gable extension.
- Both neighbouring properties extend beyond the rear wall of the applicant house.



Sketch of the proposed view to the rear

The design provides an attractive addition to the roovescape. The proposal features metal cladding which would be coloured purple-red to match the roof tiles on the rest of the roof. Timber cladding would be used to create accent panels. An example of this colour palette is provided here:



Material and colour palette precedent



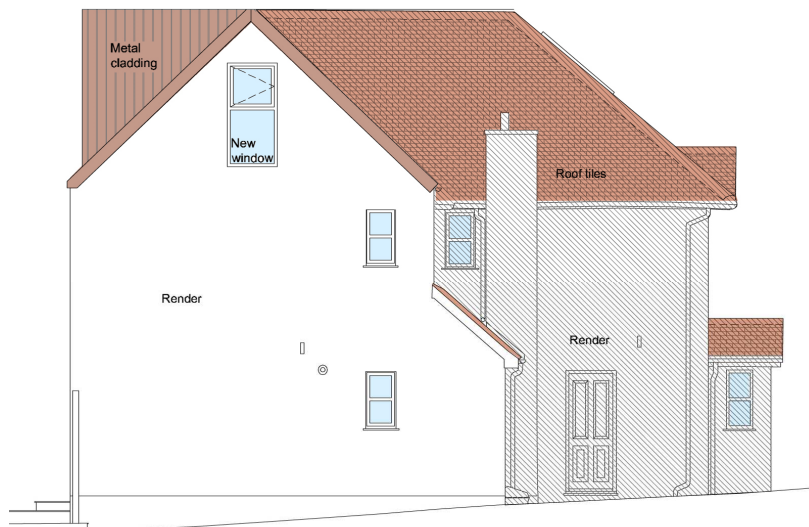
Proposed Rear Elevation



Proposed Front Elevation



Proposed Side Elevation



Proposed Side Elevation

4. Sustainability Statement

The Environment Agency locates the applicant site within Flood Zone 1, an area with low probability of flooding. The government's flood check service assesses the long term flood risk from surface water as Very Low Risk.

The proposed new extension will be a timber frame construction with an oxidised copper roof. Copper is much lighter than other metal (and tile) alternatives, which means a reduced supporting structure. The material is low-maintenance, not requiring painting or cleaning. Copper is great for water harvesting as it acts as an algaecide and fungicide, stunting the growth of lichen and moss, while having a balanced pH and mildly disinfecting the rainwater. Rainwater can be harvested from the roof and reused in the garden. Copper roofing sheets are extremely versatile and long lasting, ensuring a lifespan of about 100 years or more, and it is also 100% recyclable, reducing its environmental impact.

Timber frame offers a low embodied-carbon structure with many sustainable benefits. Timber is a lightweight structure which reduces the need for cranes and heavy works equipment often powered by carbon fuel. Timber frame building can use local material manufactured off-site with speedy on-site construction. Timber is a renewable material with great inherent insulating properties.

Timber is also proposed to be used as cladding to areas around the new windows to the rear. This will create a timber reveal inside the new copper roof. Exposed timber interiors have been shown to increase the feeling of calm and well-being for people using the building.

The new windows are proposed to be set back within the roof. This set-back creates an overhang outside the windows which will provide solar shading from the high summer sun. The set-back also frames and directs views from the new roof room towards the garden and countryside views beyond.

5. Conclusion

We consider the proposed development on the applicant site to be a positive contribution to the existing building and a suitable addition in the context of the street scene.

This report has demonstrated the design principles that have informed the proposal accords with both local and national design planning policy.