

DESIGN STATEMENT

CHIDDINGSTONE EYNSFORD ROAD
FARNINGHAM, KENT, DA4 0BQ

Description of site

The property is a detached bungalow located on Eynsford Road, the main road linking the towns of Eynsford and Farningham.

Chiddingstone is situated among other properties on the south side of Eynsford Road, comprising a variety of two-story dwellings and bungalows with spacious gardens. Across the road, there is a dense residential development consisting of terrace and detached houses.

Description of Proposal

The plan involves constructing a single-story extension at the side and rear of the existing structure and modifying the roof to include a gable.

Design Details

The proposed construction is set back from the street with a substantial screen, minimizing its impact on the street view.

Regarding the character of the dwelling, the hip-to-gable enlargement will increase the roof's bulk, but the overall scale will remain similar.

The side and rear extensions will be subordinate to the main dwelling, and materials can be matched to the existing property.

The neighboring properties most likely affected are Deneside and Ambleside. Ambleside is slightly forward on the plot and higher in land level, passing the 45-degree daylight test.

Deneside, a bungalow on the north side of the site, has windows serving habitable rooms that, despite some compromise on plans, maintain adequate daylight on elevations.

The proposed hip-to-gable enlargement will provide oblique views into the rear gardens of Deneside and Ambleside, similar to those already afforded by existing dormer windows.

Limited ground works in an Area of Archaeological Potential do not necessitate special conditions, and construction against the existing house will not impact the openness of the Green Belt.