

Design & Access Statement in Respect of Works to Land to rear of number 5 South Park, Sevenoaks, Kent

Number 5 South Park is a four storey semi-detached corner of South Park public highway and South Park private road, it is a locally listed asset along with number 7 South Park and the panelled brickwork garden wall to the front and side boundary. The property is located within the Granville Road and Eardley Road conservation area.

The surrounding area comprises large detached and semi-detached buildings, several of which have been converted in to flats, several blocks of purpose-built flats are also located along the road, some of the larger plots having been subdivided to provide infill building plots.

The site is located 0.3 miles from Sevenoaks Bus station and town centre, approximately a 6 minute walk, and 0.6 miles from Sevenoaks train station offering good public transport links and access to amenities.

Number 5 South Park occupies a plot of 0.07 hectares. It is bounded to the north west by number 7 South Park which has also been converted in to flats, to the south west by Mead Bank and to the north east and south east by South Park highways.

The site slopes down from the adjacent road level, with amenity areas to the front, side and rear of the plot. The area to the rear of the building offers a good sized garden along with a separate amenity area for the basement flat. 2 number off-street parking spaces are provided accessed from the side of the plot via South Park private road and 3 number on-street parking spaces are located immediately to the front of the site on the public highway.

A mature yew tree is located at the north east corner with 2 smaller trees located towards the south east corner of the plot.

Number 5 South Park if finished in yellow facing brick with red banding and a slate roof with white painted timber sash windows, the adjacent property at Mead Bank is finished in white render and grey interlocking tiles with grey windows and is specifically noted in the Granville Road and Eardley Road Conservation Area Appraisal and Management Plan as being a "discreet bungalow and good view in South Park".

Our proposal is to sub divide the plot and provide a new bungalow in the rear garden of number 5, providing the current owners with a single level property close to the centre of town. The proposal would be finished in white render and grey plain tile effect interlocking tiles on a shallow pitched roof, with grey windows, similar in appearance to that of Mead Bank. Due to the topography of the site, the new dwelling will be set down below street level with minimal impact to the street scene and surrounding area. The building has been orientated such that it screens its main amenity area from the flats of number 5 and 7 South

Park, and due to the single storey nature of both the proposed bungalow and Mead Bank, there is no overlooking or overshadowing from either property on each other.

The bungalow will have an internal floor area of 117.7sq.m exceeding the national space standards, with all bedrooms designed to comply and ample storage to the property with a ceiling height of 2.4m. The size of the property is modest in comparison to its neighbour and is single storey with a ridge lower than the adjacent properties, ensuring it is discreetly located within the street scene.

The plot retains substantial space to still provide the flats with amenity areas, one of the off-street parking spaces will be allocated to the new dwelling in line with Sevenoaks Guidance for residential parking for a property of this size in this location, and will benefit from an electric vehicle charging point. Due to the close proximity to the town centre and transport links, it is proposed that the remaining off-street parking space and 3 on-street parking spaces to the front of the site (4 total) provide adequate parking for the existing flats.

Some excavation would be required to ensure the bungalow is sited below street level, which would unfortunately mean the removal of the 2 smaller trees towards the south east corner.

Site Planning History

Increase in size of existing parking space.

5B South Park Sevenoaks KENT TN13 1EW

Ref. No: 18/01237/FUL | Received: Tue 17 Apr 2018 | Validated: Mon 21 May 2018 |

Status: Granted

Removal of 1 Conifer tree

5A-D South Park Sevenoaks KENT TN13 1EW

Ref. No: 17/01481/WTCA | Received: Tue 09 May 2017 | Validated: Tue 09 May 2017 |

Status: No Objection Lodged

Removal of 1 Yew tree.

5A South Park Sevenoaks KENT TN13 1EW

Ref. No: 17/00759/WTCA | Received: Thu 09 Mar 2017 | Validated: Thu 09 Mar 2017 |

Status: No Objection Lodged

Various works to trees (CA)

5A South Park Sevenoaks KENT TN13 1EW

Ref. No: 15/03707/WTCA | Received: Wed 25 Nov 2015 | Validated: Wed 25 Nov 2015 |

Status: No Objection Lodged

Fell 5 trees, Reduce Apple tree by 40-50% C/A

5A South Park Sevenoaks KENT TN13 1EW

Ref. No: 12/00346/WTCA | Received: Thu 02 Feb 2012 | Validated: Thu 02 Feb 2012 |

Status: No Objection Lodged

Fell tree.

5a South Park Sevenoaks Kent TN13 1EW

Ref. No: 06/02234/WTCA | Received: Tue 29 Aug 2006 | Validated: Tue 29 Aug 2006 |

Status: No Objection Lodged

Conversion of 5B into two self contained units & to provide 1 off street parking space.

5B South Park Sevenoaks KENT TN13 1EW

Ref. No: 89/02137/HIST | Received: Fri 27 Oct 1989 | Validated: Tue 21 Nov 1989 |

Status: Granted

Conversion of ground floor flat into 2 no self contained units

5B South Park Sevenoaks KENT TN13 1EW

Ref. No: 89/00788/HIST | Received: Tue 04 Apr 1989 | Validated: Tue 02 May 1989 |

Status: Refused

In consideration of the above and the attached plans, we feel that the proposed offers a sympathetic addition to the road in keeping with already present materials and building types that have been positively noted in Council produced documents, the building is modest in nature and discreetly located to ensure the street scene is not impacted, we trust you will look favourably upon our application and grant planning consent.