

# 12 Forest Ridge, Keston BR2 6EQ

## Design and Access Statement

**Proposed two storey side extension.**



**Aerial view of site**

### **Site**

12 Forest Ridge is on the Keston Park Estate within the Keston Park Conservation Area. The Keston Park Estate is a low-density residential estate characterised by substantial individual detached dwellings in traditional styles set within a mature, open woodland setting.

### **Proposal**

The proposal is for a modification to the rear elevation of a previously approved proposal for a 2-storey side addition. The principal elevation, viewed from Forest Ridge has not changed from Planning Application (Ref. No. 21/01686/FULL6).

As in this previous planning application, the proposed side extension is subordinate to the host dwelling, the scale of the proposal fits comfortably within the landscape, adjacent dwellings will not be overshadowed or overlooked, and the proposed materials (brick with stone detailing) have been selected to match with the existing.

This approach was previously deemed acceptable by Bromley Council and The Keston Park Estate.

## Planning History

The proposal to demolish the previous house and construct the current house was granted planning permission in March 2004 (Ref. No: 04/00245/CAC).

An application for a Part one/two storey side/rear extension, removal of chimney, and replacement single storey front entrance porch was approved in July 2021 (Ref No. 21/01686/FULL6).

This planning application is the same as the above, most recently approved scheme except for the detailing to the rear of the side addition.

## Photos



**Fig. 1 Front of house**



**Fig. 2 Rear of house**



**Fig. 3 East side of house**