

DESIGN & ACCESS STATEMENT + PLANNING STATEMENT IN SUPPORT OF HOUSEHOLDERS PLANNING APPLICATION

PROPOSED SINGLE STOREY REAR EXTENSION, CONVERSION OF GARAGE INTO HABITABLE SPACE, FIRST FLOOR EXTENSION OVER GARAGE, PROPOSED OUTBUILDING AND FRONT DOUBLE GARAGE AT WESTWOOD, WHITE POST LANE, CULVERSTONE, KENT, DA13 0TW

FOREWORD

This Householder Application is for Planning Permission for works or extension to a dwelling for proposed Single Storey Rear Extension, conversion of the garage into habitable space, first floor extension over garage, proposed outbuilding and front garage to a detached house on behalf of the owners of Westwood, White Post Lane, Culverstone, Kent, DA13 0TW.

The site of this application is located on a residential road in the neighbourhood of Culverstone consisting of detached houses off the main Wrotham Road between Wrotham junction with the M20 Motorway and Meopham leading onto the A2 carriageway.

PROPOSAL & DESIGN

The purpose of this design proposal is to make use of redundant spaces and create additional rooms to this compact 5 bedroom house for the occupants.

The two changes to the redundant spaces are the convert the existing garage into a habitable space and the conversion of the loft void above the garage into a proper Bathroom/en-suite for the master Bedroom.

To replace the garage a new purpose build low pitched roof brick double garage is to be constructed in the front driveway.

In addition to create security to the property the construction of low brick boundary walls with an open timber pedestrian gate and an open timber gates set back from the public highway to provide visibility to drivers and not obstruction on entry or exit.

To keep with the open rural character of the area and enhance the open boundary treatment shrubs will be landscaped next to the low boundary walls.

The single storey flat roof rear extension has been created to provide a proper lounge, dining space, larger kitchen and utility room. It has been designed to follow the form of the existing rear/side flat roof extension to the kitchen on a previous extension.

In addition, there is a new outbuilding with a low-level pitched roof at the rear of the garden to be used for recreation purposes by the occupants.

Overall, the proposed extensions have been designed to be in line with the character of the existing house and its surrounding in terms of heights, scale, massing and keeping with the rural setting.

They will be built of external brickwork/blockwork rendered walls to match existing with similar windows/doors to the existing elevations plus tile pitched/flat roofing and black Upvc downpipe/guttering to match existing.

There will be minimum loss of sunlight & daylight to the adjoining houses.

Foul and surface water are to be disposed via existing sewers used by the existing house.

New Internal spaces:

Garage	33.00 m2
Rear Extension	65.08 m2
Outbuilding	82.64 m2

ACCESS

There will be no change to the use and access to the existing house at the front

The rear extension and new outbuilding can be access by 2 steps from the garden level externally.

The house/land will be access via a new openable gate in a low level masonry boundary wall which will not changes the existing access off the public highway and no additional parking are created or loss.

The new garage can be access level with the front driveway.

In addition, there is good pedestrian routes and public transport services by bus and train (via Meopham) to London, Kent and surrounding areas.

MR MASON

January 2024