



DESIGN AND ACCESS STATEMENT

20 Walmers Avenue Higham Rochester Kent ME3 7EJ

Location Overview

The application site is within the Limit of Built Development (LBD) of the village settlement of Higham surrounded by (but not within) the Metropolitan Green Belt. The overall character of the surrounding area is that of single and double storey detached houses; bungalows; and two storey semi-detached houses. All the houses have a front and rear garden areas. The application site is not a listed building and is not within a Conservation Area.

Walmers Avenue has an eclectic mix of houses and bungalows of various ages. The street scene of the local area is undistinguished. There is great variation in dwelling types and designs and the placement of dwellings is haphazard. There is no uniformity in terms of building line or indeed with the spacing between dwellings.



This application seeks Householder Planning Permission for:

"Single Storey Rear extension, replacing the existing conservatory and rear porch, together with ancillary changes to Ground floor."

Relevant Planning Information

The following saved policies have been taken into consideration:

- Policy CS01: Sustainable Development
- Policy CS02: Scale and Distribution of Development
- Policy CS11: Transport
- Policy CS19: Development and Design Principles

It is our opinion that the principal issues in the consideration of this application are design, character, and appearance of the proposal, whether the proposal would have any impact on neighbouring amenities and provision of car parking. These issues are dealt with over the following paragraphs.

Relevant Planning History

The below is a list of recent relevant planning applications

20210703 | 22 Walmers Avenue Higham Rochester Kent ME3 7EJ

Erection of a single storey front extension, a single storey rear extension, raising of the roof and conversion of roof space to form habitable rooms at first floor level.

Approved

20161056 | 16 Walmers Avenue Higham Rochester Kent ME3 7EJ

Erection of a single storey rear and side extension

Approved

20201200 | 20 Walmers Avenue Higham Rochester Kent ME3 7EJ

Conversion of part of the existing garage to create a one bedroom annex.

Approved (not implemented)

20150967 | 14A Walmers Avenue Higham Rochester Kent ME3 7EJ

Alterations to existing property including the addition of a Velux roof light over the existing stairwell, the construction of dormers with pitched roofs and the conversion of the existing attached garage into a utility room.

Approved

20020187 | 18 Walmers Avenue Higham Rochester Kent ME3 7EJ

Erection of single storey rear and front extensions to form garage, living room and kitchen.

Approved

Design, Character and Appearance

The design has sought to be in-keeping with the local distinctiveness of the area and to preserve and enhance the character and appearance of the area. The application site is within the village boundary of Higham and is situated within the built-up area comprising of mixed development of varying styles.

The proposals sit well with the surrounding area and will not be detrimental to the current street scene, particularly considering that the proposal is only visible from the rear of the property, and the variety in types of dwellings along Walmers Avenue. The development is of a scale and extent that is appropriate to the scale and form of properties in the local area. The development sits within a large plot and is a modest

development of it, retaining a large garden area. The extension is proportionate in height and is of a scale in keeping with adjacent properties, and those that have previously received planning permission.

The materials to be used are traditional being stock brickwork and flat roof GRP thus creating a balanced appearance between its semi-rural setting and modern construction.

Impact on Neighbouring Amenities

There is no loss of amenity arising from the scheme - The design of the proposed development and the distance from the neighbouring properties will not lead to an overbearing effect; neither will it lead to overlooking. There will be no loss of privacy due to the position of the proposed windows or rooflights.

Parking and Access

The size of the plot allows for ample parking for residents. There is no overall loss of parking provision.

Trees

There are no mature trees that will be affected by the proposals.

Inclusive access

The original building has poor inclusive access which cannot be improved without radical alteration, which would not be in keeping with the house. The existing situation is improved by the proposals – the layout is improved creating a larger bedroom.

Summary

The proposals will make the house meet the needs of the applicants. The house will be an appropriate size with the right type of accommodation and services for a modern family.

It is our view that this application should be supported and permission for the proposed development be granted as;

- It is in accordance with local planning policy
- The design, character and appearance are in keeping with local area
- No loss of amenity, no loss of trees

Granting permission is more likely to ensure the house will remain in use as a single-family house. These are long-term, sustainable proposals which will enhance and protect the house.



BUCKNALL DESIGN

Tom Bucknall RIBA
Architect

07740 424 703
tom@bucknalldesign.co.uk



Existing Condition Photographs



Rear No 20 Looking towards No 22



Rear No 20 garage Looking towards No 18



Front No 20, showing Nos 18 (right) and 22 (left)