

DESIGN & ACCESS STATEMENT

for

Rosalie, Meadow Lane, Meopham, DA13 0UN

Proposed Detached Four Bedroom House with Integral Garage

INTRODUCTION



The site sits between two residential sites known as Windswept and Sweet Meadow and has never had a building constructed upon it.

Meadow Lane is an unadopted road and in the immediate area around this site there are a number of single dwellings constructed within the last 15 years creating a close community in what can be described as a remote rural area.

The site lies within an area designated as Green Belt, sits within a low lying part of Meadow Lane and as it has been unattended for years has attracted fly tipping. This has left the site looking, as one neighbour described it, an eyesore.

RELEVANT PLANNING POLICY CONSIDERATIONS.

Recently a Pre Application was conducted for this site in which numerous planning policies and publications were referenced. The Pre Application reference was PRE02220039.

This site has had a number of planning applications and Appeals refused in the past ref: AP/2003/0002/REF and AP/2017/00012/REF.

One of the main publications promoting the use of dormant land in appropriate locations is the National Planning Policy Framework 2021 (NPPF) and a key principle is to encourage the effective use of land in sustainable locations. This site fits the criterion.

The NPPF also promote the virtues of innovative design which helps to raise the standard of design more generally in the area.

THE PROPOSAL

The site has a cross fall of around 3m rising gently from the front towards the rear where it rises quite steeply. The proposed house would be located towards the front of the site and be constructed on one level. The rear garden would rise up in short stepped tiers.

The existing dwellings on either side of the site have detached garages very close to the front boundaries while the dwellings are set back, but are not parallel.

The proposed dwelling has an integral garage and is set back from the front boundary to allow adequate parking and not impose upon the 'street scape'.

The side boundary fence lines are not parallel and the proposed dwelling is set back from the side boundaries by a metre in most parts.

The building will have efficient thermal insulation, be fitted with an air source heat pump to greatly reduce its carbon footprint and improve its energy efficiency.

USE

The new house will be used as a single dwelling with four bedroom.

AMOUNT

The area of the site is 640m² and the floor area within the new building will be 170m².

LAYOUT

The layout is conventional with the living/dining and kitchen being located on the ground floor along with a guest bedroom and three bedrooms on the first floor consisting of two doubles and one single.

There is an integral garage suitable for one vehicle and general storage.

SCALE

The height of the ridge will be approximately 7.2m above ground level. The overall depth is a fraction under 16.7m which is 4.8m shorter than the proposal used for the Pre App application.

The size and bulk of the proposed building is in keeping with the general scale of the detached residential buildings in this area.

LANDSCAPING

The front permeable brick paved area will allow off street parking for at least three vehicles plus one in the garage. Planting beds are included behind the low level front boundary wall and along the southern boundary.

The rear garden will be tiered, rising up from a paved patio area. The rear most part of the garden will be left wild and natural to encourage wild life.

The existing side and rear boundaries are made up of 1.8m high timber fencing stepped up as they follow the rising contours.

There are very few trees on this site and the few untidy saplings towards the front of the site will be removed and replaced by new within the new planting beds.

APPEARANCE

The style and appearance of the new building is made up of various features commonly found in the surrounding area. The facade is made up fair faced brickwork, plain clay tiled pitched roofs and dormers clad plain clay vertical tiling.

Windows and doors will have white UPVC frames, double glazing and be fitted with trickle vents. The glazing to the toilets and bathrooms will be obscured.

ACCESS

The ground floor will be accessible by disabled/wheelchair bound persons and will meet Part M of the Building Regulations.

Provision has been made for four off street parking spaces one of which is in the garage. A charge point for electric vehicles will be located at the front of the garage.

A secure bicycle store will be located on the rear patio area.

Refuse bins will be kept within the front garden area close to the northern side access. The bins will only be placed out next to the front boundary on the designated refuse collection days.