

DESIGN & ACCESS STATEMENT

M206: 4 Monkreed Villas, Longfield Road, DA3 7AR

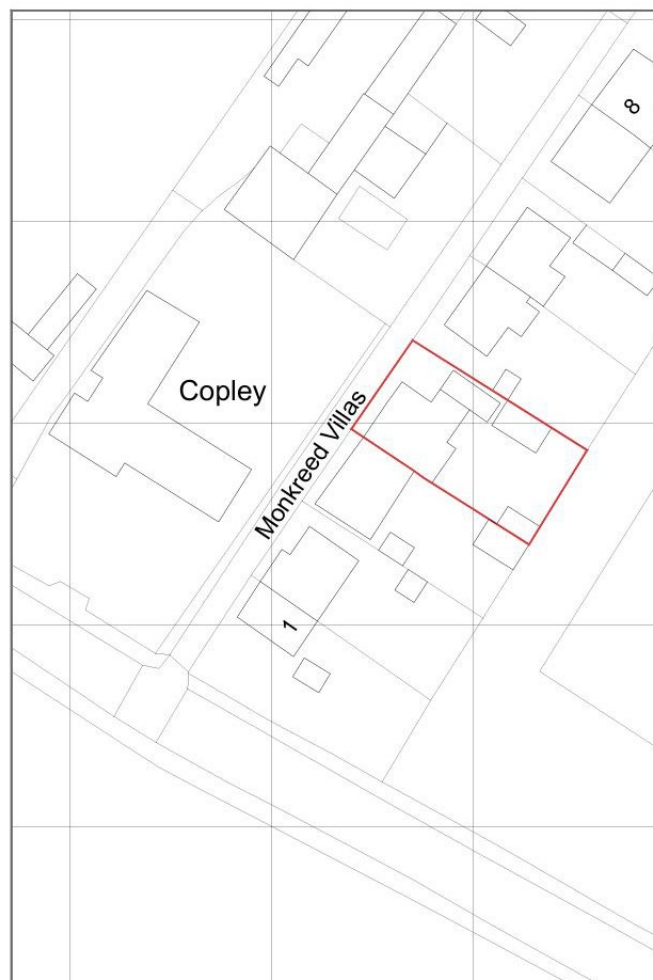


Description of Development

Side extension at first floor.

Existing Property

The application site is a semi-detached dwelling located on Monkreed Villas in Longfield. Monkreed Villas comprises of a small row of residential properties set back from the highway. The surrounding area is predominantly residential, with a mixture of semi-detached and detached dwellings of varying ages and styles. Properties within the immediate vicinity are generally two-storey in scale and are set within spacious plots.



The key issues to be considered in respect of this application are:

- Design
- Neighbouring amenity

- Parking
- Street scene

Proposal

The objective is to extend and modify the property to provide additional living space to the dwellinghouse for the occupants. The alterations will impact the first floor. These proposed alterations have been described below

First Floor:

- New side extension with an overall external width of 2m to sit in line with the ground floor side extension. The extension will house an ensuite and wardrobe space for the existing bedroom.

Parking and access

There will no alterations to the parking provision arising from this Application. The access into the property will also remain the same.

Materials

Walls: Light grey render to match existing

Openings: Windows - white uPVC to match existing.

Roof tiles: Interlocking roof tiles to match existing

Trees

There will be no impact to any trees arising from this development

Impact on neighbouring Amenities

There is no loss of amenities arising from the scheme as the proposed alterations do not provide any overlooking into neighbouring properties.

Planning History

There is no relevant planning history relating to the application site.

Conclusion

It is our view that Planning Permission for the proposed development shall be granted as:

- It is proportionate and subsidiary in accordance with Local Planning Policy and supplementary planning guidance

- The design, character, appearance and materiality are in-keeping with the existing property and its urban context.
- No loss of amenity, privacy or overshadowing
- No impact to parking
- No impact on trees within the immediate vicinity of the work
- Precedence has been set for similar style extensions and front facing dormers by surrounding properties



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