

Design, Access and Heritage Statement

Property address

Lily Cottage, Wrotham Road, Meopham DA13 0QA



Design, Access and Heritage Statement

This document combines the requirements of a Design and Access Statement and a Heritage Statement in support of an application for Demolition of existing rear conservatory and erection of rear single storey extension at Lily Cottage Wrotham Road Meopham Gravesend Kent DA13 0QA
(Gravesham council planning reference 20260711)

Design, Character and Appearance

This application is for the proposed demolition of existing conservatory and erection of single storey rear extension. It has already been extended to the rear by a single storey extension. The property is situated in the Meopham Green Conservation Area.



History of the Property

NA

Proposal

Proposal include demolition of existing rear conservatory and rebuild with insulated walls to match existing in terms of appearance and scale. Extension incorporates Conservation style doors and windows, with roof light over flat roof of extension



Illustration of proposed Rear Extensions

The materials of the proposed extension are to match the existing dwelling. It is not excessive in size and remains subservient in bulk and massing in relation to the existing property.

Property is located in the Meopham Green Conservation Area. The works are located to the rear with minimal views from the frontage. As such it is considered that the property will preserve the significance of the heritage asset and wider conservation area setting, in accordance with Policy CS20 of the Local Plan Core Strategy.

The proposed extension is considered to be well designed and not excessive in size. The extension is located at the rear and not overly visible from a public vantage point. The materials will match the existing property and preserve the conservation area setting. It is therefore considered that the proposal is in accordance with the design policies outlined above.

Amenity of Future Occupiers

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

Proposed extension is to create a larger kitchen area, the overall number of bedrooms in the property is not increasing as the current third bedroom (box room) is being converted to a bathroom. The extension will not encroach on the garden area being a ground extension only.

The proposed extension is served by adequate natural light, and future occupants would not suffer from any loss of privacy. Therefore, the proposal would accord with the Policy CS19 of the Local Plan Core Strategy (2014) and paragraph 130(f) of the NPPF (2021).

Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land

Accessibility

The proposed works would have no impact on the accessibility of the property.

There is no impact on parking or highways issues with this proposal as there are no additional bedrooms being proposed.

Impact

Proposed extension would not have detrimental impact on appearance of existing building and keep rhyme of terraced dwellings at Wrotham road in terms of materials, design and scale. The proposed rear extension will protrude further beyond the rear elevation of Heather Dell cottage by 1.5m and as such it is considered that the proposal will not result in any detrimental impact on this neighbouring property in terms of loss of light. There is also an evergreen hedgerow between the properties as demonstrated in the site photo below, with no windows in the flank elevation at ground floor



Any Other Material Planning Considerations

Impact on the landscape - In addition to being within the Green Belt, the application site is located within Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

Policy CS12 of Gravesham Core Strategy (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this extension to the rear of the property will not have any detrimental impact on the landscape due its location to the rear of the property and not being significantly visible from any public vantage points.

Conclusion

The proposed extension designed is in accordance with local and national planning policy, the development is not excessive in size, bulk or height, will be constructed in suitable materials and will have no impact on the wider street scene. Furthermore, there will be no impact on the amenity of future occupiers, neighbouring properties or the parking arrangement at the property. It also preserves the conservation area setting.