

DESIGN AND ACCESS STATEMENT

Proposal- New build home at Land adjacent to Meadow Cottage, Beechwood Drive, Meopham

CONTEXT

1. The site is within the plot of Meadow Cottage, Beechwood Drive, Meopham.
2. The Plot address is historically 46 & 47 Beechwood Drive, Meopham.
3. The proposal is to demolish the existing mobile home and build a detached 3 bedroom chalet bungalow in keeping with neighbouring properties.
4. Separation distances to the adjoining dwellings are such that there will be limited loss of amenity to any of the neighbours.
5. Materials used will be in keeping with the street scene pallet of neighbouring and existing dwelling.
6. The existing access to the plot will be retained.

USE

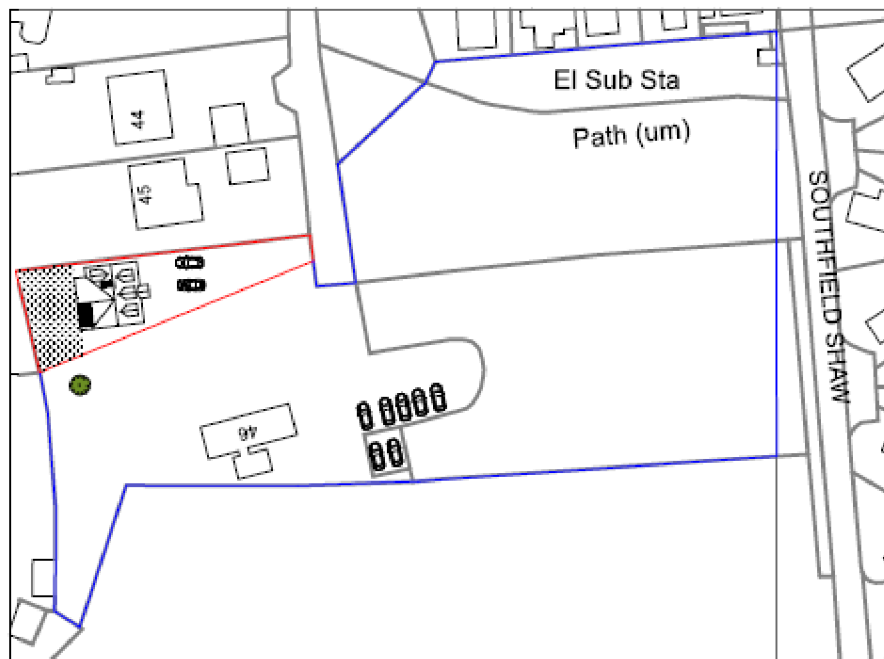
1. Domestic residential use.

AMOUNT OF DEVELOPMENT

1. The plot of Meadow Cottage, Beechwood Drive, Meopham is generous, and the footprint of the proposal is not inappropriate for the size of the plot and location.

LAYOUT

1. The house will face east and be set to the north of the existing dwelling and set back from the neighbouring property.
2. The land garden of Meadow Cottage, Beechwood Drive, Meopham will be subdivided similar to the original sub division between plots 46 & 47 Beechwood Drive- see Strood Rural District Plan in Appendix.



Sketch 1. Proposed Location

SCALE

1. The house is a chalet bungalow and will not overwhelm the neighbouring properties.

LANDSCAPING

1. The proposal will be fenced off around the boundary. Landscaping will not significantly affect the amenity of the location. A hardstanding is proposed to the front to allow for a parking space and accessible access.

APPEARANCE

1. The design is a chalet bungalow building.
2. The window and door openings are domestic size.
3. Roof tiles, brickwork windows and doors will be in keeping with neighbouring properties.



Proposed Front Elevation

ACCESS TO THE DEVELOPMENT

1. Existing access will be retained and new parking is proposed.
2. Access to the building will be via a driveway through existing gates to the east of the plot.



Gravesham Borough Council

Director of Engineering & Planning
D.J.Nessling, B.Sc.[Econ], M.R.T.P.I.

PLANNING OFFICER
D.C.LAVENDER M.R.T.P.I.

CYGNET HOUSE,
132 WINDMILL STREET,
GRAVESEND, KENT DA12 1BQ

Phone: Switchboard: Gravesend (0474) 564422
Direct line: Gravesend (0474)

Fax: Gravesend (0474) 337546 337396

Mr. E. Scott
"Qui Si Sana"
Beechwood Drive
Culverstone
Meopham
Kent

Ask for: **MR. K.D. BURBIDGE**

My ref: **Az.B/KDB/PAT**

Your ref:

Date: **27th September 1990**

Dear Sir,

NO. 46 & "QUI SI SANA", BEECHWOOD DRIVE, CULVERSTONE, MEOPHAM.

I refer to your recent conversation with Mr. Burbidge in respect of your property in Beechwood Drive. I attach an extract of an Ordnance Survey Plan upon which I believe your land is indicated in green and orange.

The chalet on the land coloured orange was granted permission under ref. no. TH6/63/361 and was found to be in existence at the time of the Council's 1983 survey.

The area coloured green was the subject of planning application ref. no. GR/83/151. That application related to the stationing of a weekend and holiday caravan and permission was granted on 25th April 1983.

In view of the above, your landholding is considered to consist of two authorised plots (as identified by the two colours) and thus proposals to redevelop, in accordance with policies in force at the time, would receive favourable consideration.

Yours faithfully,



ENCL.

PROPOSED CESSPOOL FOR 44 BEECHWOOD DRIVE

SITE PLAN 1:2500

COLVERSTONE MEDPHAM KENT

Application No 43403

STROOD RURAL DISTRICT COUNCIL

THIS IS THE PLAN REFERRED
TO IN THE
APPLICATION NO (73/403)
REGULATION
APPLICATION NO 8298

Sh Stanford

Silver Birch Farm

The Railway
Cricketers
Fort Lodge
Scotts Road
Cedar Road

