

Trivedi & Trivedi

Architecture | Interior Design

Planning, Design and Access Statement

Site Address: 27 The Braes, Higham, Rochester, ME3 7NA

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1. Local Area



Location Map

The local area with which the site is located is in the ancient town in northwest Kent, Gravesend.

The application site is situated at 27 The Braes, Higham.

The existing house is typical of dwelling within the immediate vicinity, being two-storey detached property constructed of brick and hanging tile externally, with a tiled hipped roof, and a garage protruding to the front.

As with many properties within the area the dwelling benefits from a large rear garden with off-street parking constructed circa 1960.

2. Site Photographs

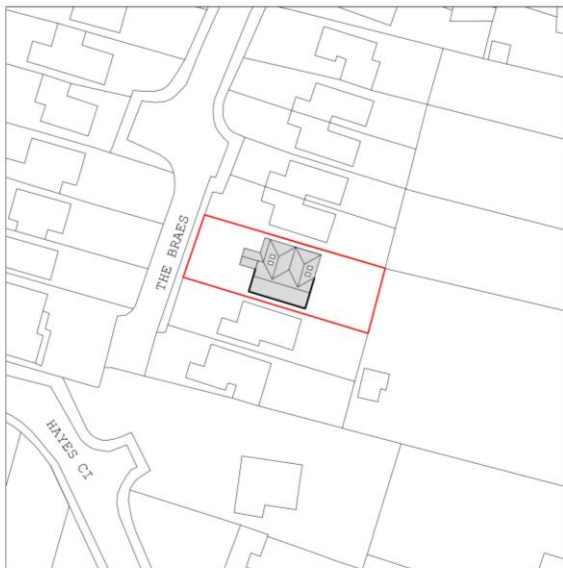
Front View



Proposed Rear View



3. Site Analysis



Site Location Plan

The application site is situated on The Braes.

The immediate site upon which the application is based is no.27.

No 27 comprises of a two-storey detached dwelling and outbuildings including an adjoining garage, the proposal is to convert the garage and erect a double-storey side extension.

The existing building is a circa 1960s detached dwelling built using masonry load-bearing construction. It is faced in red brickwork with red terracotta roof tiles to a hipped roof.

Our clients wish to extend the property to enhance its use as a family home.

Design Principals

The design has been based on the following principals: -

A domestic extension to update and modernize a tired residential building.

To maintain and enhance the character of the existing.

The ensure that facing materials in colour and form respect the surrounding development, using brickwork, with a new roof covering and new glazing to match the existing property.

Correspondence from the Case officer on previous submission regarding the design, highlighted 2 issues.

- 1) Design – extension will be built with a hipped roof lower than the ridge of the existing house, with a pitched roof about the single storey garage conversion to the front. The ground floor extension will be set back 0.5m and the first floor extension set back 1m from the building line.

- 2) Materials – the existing house is redbrick and hanging tile and the extension is proposed to be red brick to match and timber effect cladding as can be seen in a number of properties in the vicinity.

The exposed brickwork has been retained to reduce long-term maintenance, and to complement the street scene.

4. Proposals

The proposal is a double storey side domestic extension, with a single storey garage conversion. The proposal has been designed to respect the form of the existing building.

The size of the extension has been maintained at a modest size in relation to the size of the existing site, and kept within the accepted extension to be maximum 50% of the width of the host building. The original width of the host building is 7.125 metres thus the maximum extension width can be 3.562 metres.

The width of the proposed extension is **3.105metres = 43.57% addition** of the host building.

The size of the extension has been kept sympathetic to ensure that it causes no adverse effect on the amenity of neighbouring properties. As suggested by the Planning officer and in the design guidance the ground floor has been set back from the front by 0.5 metres and the First floor is set back 1m. There will be no loss of natural light to the neighbours.

The proposal includes works to replace the existing garage to create a porch and a new opening.

The proposed rooms meet the minimum room sizes see below:

	Minimum	Actual
GF Single Bedroom	6.5	9.9
GF Ensuite to Bedroom	3.6	4.0
GF WC	1.3	2.9
Kitchen	7.2	15.7
Lounge/Diner	18.0	46.7
FF Master Bedroom	11.2	16.8
FF Ensuite to Master Bedroom	3.6	8.1

(The existing rooms are exempt from the minimum room standards).

5. Access

The property currently benefits from a dropped curb. The proposal will include an extended dropped curb to allow additional vehicles onto the driveway. As all properties in the vicinity benefit from off-street parking, there will be no effect to on-street parking facilities. A proposed cycle storage has been proposed to the rear of the property for safety and security.

Conclusion

The resultant dwelling would not appear incongruous or disproportionate and meets the current housing standards and room size standards.

The proposal is designed to avoid any negative impact on the character and appearance of the area through its scale, mass and orientation.

The proposal is in keeping with this character of existing development within its setting and locality. The extension will relate visually to the host building in a coherent manner and will be proportionate to the main dwelling maintaining a subservient relationship given its height and size. It is therefore concluded that the proposal is considered proportionate in its setting as a consequence, is therefore not an inappropriate development and would not be harmful to the site or location.

The proposed extension would result in a dwelling that is more suited to modern living standards. The extension would enable a more efficient, sustainable, long-term, viable use that would help sustain this family home given the families' requirements.

As stated in the Officers report, it is acknowledged that there will be minimal loss of light to the neighbours 'the only first floor side elevation is already obscured, likely serving a bathroom and so impact on habitable rooms would be likely limited'. There is abundance of light throughout the day and thus would not be significant enough to warrant refusal in this case.