

Design and Access Statement

for a planning application to demolish existing front porch and rear and side conservatories and replace with new front porch and wrap around single storey side and rear extension @

30 New Road, Meopham, Gravesham, Kent, DA13 0LS

Dated: 15.05.26

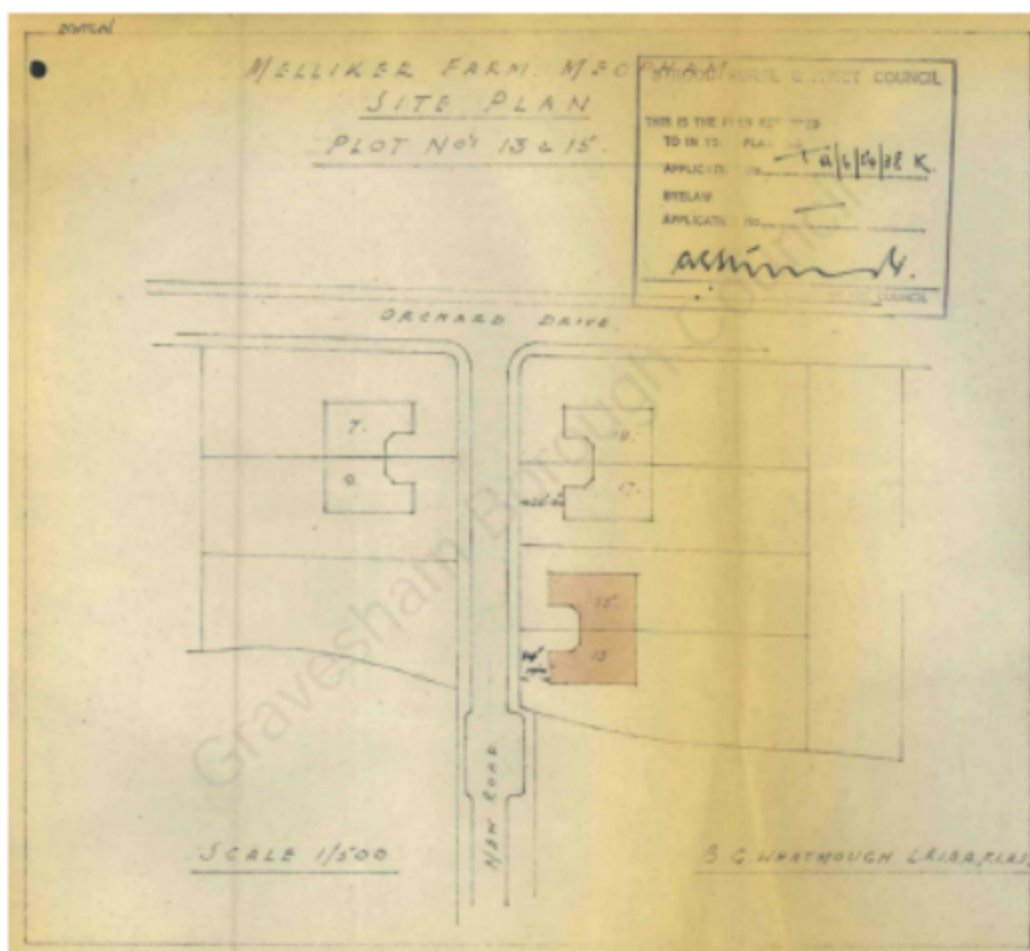
Document No. 1

The Site

The site is on the Eastern edge of the village of Meopham, and within the Meopham Downs Landscape Character Area.

The site is at the end of New Road, a residential road with a mix of single, two storey, detached and semi-detached dwellinghouses, built using a wide variety of materials, slate, clay and concrete tiled roofs, rendered, half timbered, render, pebble dash, brick and cladding.

On the site there is a single storey, semi-detached bungalow. Planning consent for the original bungalow was granted by Strood Rural District Council, in 1954, as part of a larger development on the Melliker Farm Estate. It is plot 15 on the plan below:-



Since then, the bungalow has been extended, a small porch has been added to the front, and conservatories have been added at the side and rear. A detached garage has also been added to the side, although I can find no planning applications relating to any of these works.

Currently there is a paved front garden, with enough space to accommodate two cars, plus a large single garage with more than enough space for a third. A three bedroom bungalow, and a large back garden.









The Proposal

The proposal is to demolish all the existing extensions, comprising the front porch, and side and rear conservatories, and replace them with a new front porch, and a wrap around, single storey, side and rear extension.

We are proposing to:-

- replace the front porch as the existing porch is impractically small; and,
- replace the conservatories as, due to the excess of glass, and lack of insulation, they are often uncomfortably hot or cold.

The new porch has been designed to:-

- Be large enough to be practical, but small enough to maintain the existing car parking provision in the front drive.

The new wrap around, single storey, side and rear extension has been designed to:-

- be at the rear, and behind the existing garage, to minimise any impact on the streetscene; and,
- maintain an external rear access from the front to the back garden, for convenience; and,
- maintain a gap between the side of the extensions and boundary, to minimise the impact on neighbours' amenity; and,
- utilise the same materials as the original dwellinghouse, to integrate well with its context except for the flat roof, which was chosen to reduce the height; and,
- provide an additional bedroom with ensuite and dressing room, a utility room, and a kitchen/dining/family room

Flood

The GOV.UK Flood map for planning shows no flooding risk for even a 1 in 1000 year event

Trees + Hedges

There are no trees or hedges that would be impacted by these proposals

Parking

The existing parking provision , a front drive large enough to accommodate two cars, plus a large single garage with more than enough space for a third, would be unaffected.



Supporting Information

- 1 Design and Access Statement
- 2 Location Plan
- 3 Site Block Plan Existing
- 4 Ground Floor Plan Existing
- 5 Roof Plan Existing
- 6 Elevations and Sections Existing
- 7 Elevations and Sections Existing
- 8 Site Block Plan Proposed
- 9B Ground Floor Plan Proposed
- 10B Roof Plan Proposed
- 11B Elevations and Sections Proposed
- 12B Elevations and Sections Proposed

