

Design, Access and Planning Statement.

“Horton”, Dillywood Lane, Higham, Rochester, ME3 7NT.

Proposed single storey side extension.

Description

Horton is a detached two storey, three bedroom house with good sized rear and front gardens. The house is set back from the road by a good distance. To the front and side boundaries there are mature hedges of such height and density that the house is very well screened from the road.

To the front there is a long drive with parking for three or more cars.

On the right side of the house there is an area of garden which provides room for a side extension and also leaves sufficient room for pedestrian access to the garden down the side of the proposed extension. There is also access to the rear garden to the left side of the house beside the detached garage.

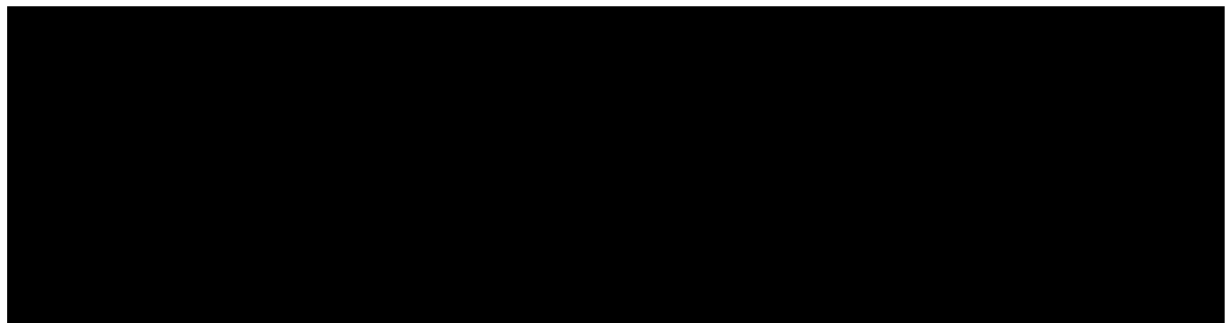
Proposed extension

An extension is proposed on the right side of the house. It will be single storey with a flat roof and with the front elevation set back from the front building line. The rear wall will align with the rear of the house.

External materials are to match the main house with the walls being in matching facing brickwork, windows in white upvc, white upvc fascias and either a single ply membrane to the roof or a grp roof finish. The applicants would like a timber door to the front to match the main entrance door to the house. This door will lead out onto a new section of path laid to a level finish and with a level threshold to the door to make its use much easier for Mr Patten.

Internally, the extension will provide a ground floor wet room/bathroom and a day room that might need to become a bedroom in the future as explained below.

Background information



Planning

Whilst the overall height is just under 3m to the front and therefore potentially permitted development being less than half the width of the original house, a raised decking area is required to the rear so that there is access to enjoy the garden. The

decking area is raised about 300mm from the original ground level so that it is at the same height as the floor level. For this reason, a planning application is submitted.

The extension as proposed is a small addition to the side of the house. It is in a location where it will be very well screened from the road and also from the neighbouring house to the right side by way of the existing tall and mature hedges.

The extension will not require any trees or bushes to be cut back or removed.

The house to the right side has a small garden area between the hedge and the house so there is sufficient separation between the houses. Also, there are no side windows to the extension so there is no additional impact on the neighbouring property.

As mentioned, without the raised patio, this extension would be considered permitted development.

This extension is of modest size and scale and will be screened from view from the front and is extremely necessary in order for the applicant to be able to continue to live at home in the future.

Design

The design is a simple proposal to add a side extension which will provide the accommodation required using matching external materials whilst not being excessively complicated and expensive to construct.

Access

The new front access door will have a level path and level threshold which is very important in this case.

END