

## 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

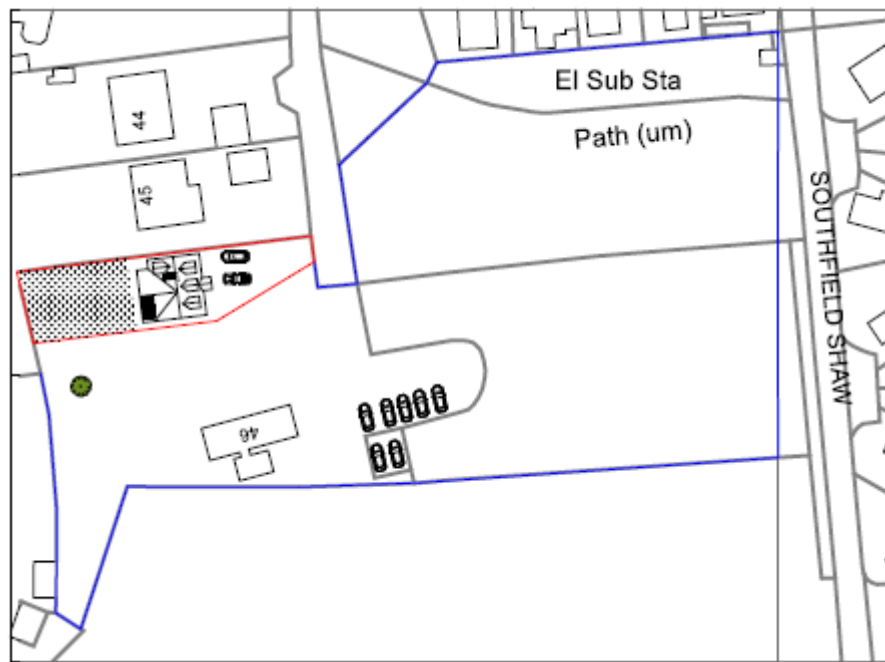
1. Domestic residential use.

#### 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.