

Planning Design Access Statement

for

Single storey side extension to existing House

at

Corner Cottage

Round Street

Sole Street Cobham

Kent

DA13 9BA

for

Mr & Mrs Mason

November 2022

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PROPOSAL

This Planning Statement has been prepared to accompany the Planning Application for the following proposal:

Single storey side extension to existing House.

APPLICATION SITE & PLANNING HISTORY

The application site of Corner Cottage sits within the Village Boundaries of Sole Street.

The main house at Corner Cottage has in recent years been totally refurbished and modestly extended under Planning Approval Ref No. **20180240** the work have been completed and carried out to a very high standard.

A further Planning Application has been approved to provide a modest Porch to the principal elevation and a replacement Garage in the grounds, under Planning Approval Ref No.

20210426. This proposed work has not yet been carried out, it is intended that these approved works will be carried out at the same time as those proposed in this planning application, early next year.

This application seeks to add a small single storey side extension to enlarge the existing Utility room, which currently doubles up as a plant room for the dwelling. The design matches the current house and sits well with the principal elevation on round Street.

PLANNING DESIGN

The existing dwelling house is a traditional Edwardian two storey property with facing brick and render façade, plain roof tiling and timber windows. Original detailing to the newly refurbished property has been carried out to a very high standard and the proposed side extension design seeks to match this construction, and sits well with the principal elevation on Round Street.

ACCESS

The site benefits from a good size amenity area with separate vehicular and pedestrian accesses. Vehicular Access is gained into the site directly off Round Street. Minor alterations to these accesses are approved under Planning Approval Ref No. 20210426

EXISTING PHOTOGRAPHS



EXISTING FRONT ELEVATION ROUND STREET



EXISTING FRONT ELEVATION FRONTING ROUND STREET



EXISTING SIDE ELEVATION

