

Proposed Accessible lobby and balcony 30 Telegraph Hill, Higham, Rochester, Kent. ME3 7NW

Planning Statement **Rev B**



Site outlined in red

The Site

The site lies on the West side of Telegraph Hill in an established residential area. Large individual houses form a ribbon along the ridge to take advantage of the elevated views to the North. The house was custom built in the late 1970s and occupies a large plot.

Proposed Development

This application is for alterations to make the house more accessible for impaired users and involves enlarging the existing entrance lobby and creating a more useable balcony off the living area. Pre-application advice was sought (ref: PRE20250154) which has been taken into account.

Access

Access to the site remains unaltered for both pedestrians and vehicles but the front entrance lobby will be improved to provide level access for wheelchairs and improved doors for ease of operation. The driveway provides generous parking for several cars and there are two garages as well. In addition to the entrance lobby the existing rear balcony off the living room will be enlarged, also to provide level access to give a useable external amenity space for the occupants.

Design

The existing porch roof will be extended to the side and the lobby size increased to improve accessibility. The existing path and external steps will be altered to suit the new arrangement and will incorporate a low brick retaining wall. The new lobby will be largely glazed and a modest rooflight will let daylight into the inner hall.

The rear balcony will be a simple steel structure on steel supports and will have a contemporary glass balustrade with stainless steel handrail and uprights. Overlooking the rear garden the new balcony will be approximately 25m away from the rear boundary and the southern end will have a 1.7m tall obscured glass screen to maintain privacy for both the occupants and the neighbours. The alterations will be in keeping and of suitable scale to blend with the existing dwelling and will have a very limited effect on the street scene. It should be noted that several of the neighbouring properties have large balconies (full width of house) to take advantage of the magnificent views reaching as far as the City.



Southern neighbouring house with balcony



Northern neighbours house with balcony

Landscape

The landscaping will remain generally as existing and the established screen hedge along the road frontage will be retained making the minor alterations



virtually invisible from the road. Minor alterations will be made to the footpath to provide access around the new porch. It is not intended to carry out any new planting but the surfaces disturbed by the works will be reinstated and the paving and brickwork will match the existing.



Site viewed from the road.

Summary

This minor development will have a negligible effect on the surroundings and the replacement balcony will be in a similar position to the existing one. The boundaries are well screened and privacy for the neighbours will remain similar to the existing and improved for the adjacent property on the southern side of the site.

The side window of the porch will not overlook the neighbouring house which is well screened by existing planting.

We hope that the Council will support this application for these minor alterations.

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