



Design & Access Statement for Application PP11923405 "The Old Post Office" 39 The Street, Cobham DA12 3BX

Location

The dwelling house at 39 The Street Cobham know as "The Old Post Office" and it's driveway leading to the rear courtyard where the detached Garage is located. The House, driveway and Garage are situated on the South side of The Street, please see the Site Location Plan below for the exact location. Please note that this location is within the Cobham Conservation Area, and also within the Cobham area of outstanding natural beauty (ANOB).

Planning History

The house is Grade II listed and dates from Circa 1750, and the planning history for the house is related to consent for maintenance eg. Replacing damaged brickwork, chimney repairs etc, with the following references from 1997 to 2016 ref;- 20160423, 20070180,20020934, 19990080, 19970789. Please note that this planning application is not pertaining to the house but for the Detached Double Garage at the rear of the long driveway.

The driveway is between the House and the Garage, see photos of the Garage above which is of modern construction and design and is not part of the Grade II listing. This proposal is for the removal of the Garage and then the construction of a self-contained annex as per drawing

Pre-Application Advice

Pre-Application advice has already been received from Case Officer Gary Edwards dated 5th April 2022 with reference PRE20220024 concluding in it's summary that it maybe possible to support the proposed design, please see detailed in this planning application drawing MAD-461-05, the design has the same floor area as detailed in the advice. As per guidance the 8 x 12metre open driveway area provides ample room for vehicles to turn round and avoid having to reverse onto the Street as requested by Gary Edwards advice.

SITE LOCATION PLAN
AREA 5 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 567076, 168419



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Design

This proposal is not for the Grade II listed house but the existing modern Garages to the rear of the long driveway.

The proposed design for the self-contained annex follows the advice received in that it is of "modest in terms of its footprint size and height" with no loss of sunlight to the adjacent properties.

The proposed brickwork will match the existing Garage or reclaimed bricks are to be used, with black timber shiplap cladding above a twin layer tile crease. Please see the photo below of a completed similar Meopham architectural design project in Meopham.

This application is also for photovoltaic electrical solar panel to the roof please see application drawing for details,

The self-contained annex proposed design meets the tests set out in paragraph 130 of the NPPF and policy CS 19 of the core strategy.



Access

The vehicle access from "The Street" does not change and as per the pre-application advice received the 8 metre by 12 metre area provides ample area for vehicles to turn round without the need for reversing on The Street. There will also remain off-street parking for a minimum of three vehicles.

Summary

This proposal is to allow the elderly householder family members to have their own space whilst living close-by with a very much improved family life, without a potential financial burden being placed on GBC Social Services.

Simon Vinall.

Meopham Architectural Design

10th February 2023