

Penfold Project Services

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HERITAGE (DESIGN & ACCESS) STATEMENT

ERECTION OF FIRST FLOOR SIDE EXTENSION

ASHDOWN, HALFPENCE LANE, COBHAM, KENT, DA12 3BP



FRONT ELEVATION S EXISTING

INTRODUCTION

This statement supports the [Householder Planning Application in a Conservation Area application](#) for the Erection of a Part Two Storey and Part Single Storey Rear Extension submitted on behalf of the applicants, Mr & Mrs Ellery.

EXISTING PROPERTY

Ashdown is a detached dwelling on the eastern outskirts of the village of Cobham and within the Cobham Conservation Area and was originally erected in c1948.

PROPOSALS

The proposals are for the Erection of a Part Two Storey and Part Single Storey Rear Extension to form an enlarged Dining, Living and Kitchen on the ground floor with two enlarged bedrooms with en-suite shower rooms and dressing rooms on the first floor.

The Applicants are seeking to create a larger and more suitable sized bathroom for modern family living by converting one of the bedrooms.

No additional bedrooms will be created

DESIGN

The proposed extension has been designed with consideration to the style of the existing dwelling.

The existing format has rendered walls with hipped pitched roofs over

The proposed two storey extension will have hipped pitched roofs and a flat roof over the single storey extension.

The extension would be constructed from all materials to match the existing dwelling.

ACCESS

The vehicular and pedestrian access from Halfpence Lane will not be altered.

There is ample parking for cars on the front gravelled forecourt.

CONCLUSION

Although Ashdown lies within the Cobham Conservation Area the proposed alterations will have no adverse effect on the property or the Conservation

Area, it is therefore requested that this application be considered in a favourable manner and granted approval



REAR ELEVATION AS EXISTING