



Architects

**REAR EXTENSION TO EXISTING BUNGALOW
WITH ASSOCIATED INTERNAL AND EXTERNAL WORKS**

at

The Little Woodlands
Woodlands Lane
Shorne
Kent
DA12 3HH

for

Mr and Mrs Jarmyn

Design & Access Statement

20 September 2024

Rev A 10 October 24

By Leslie D May

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Established in 1967

DAC Architects is a trading name for DAC Architectural Services Ltd
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This design & access statement has been prepared in support of an application for full planning approval for a rear extension to an existing bungalow together with internal alterations and associated external works.

Site History

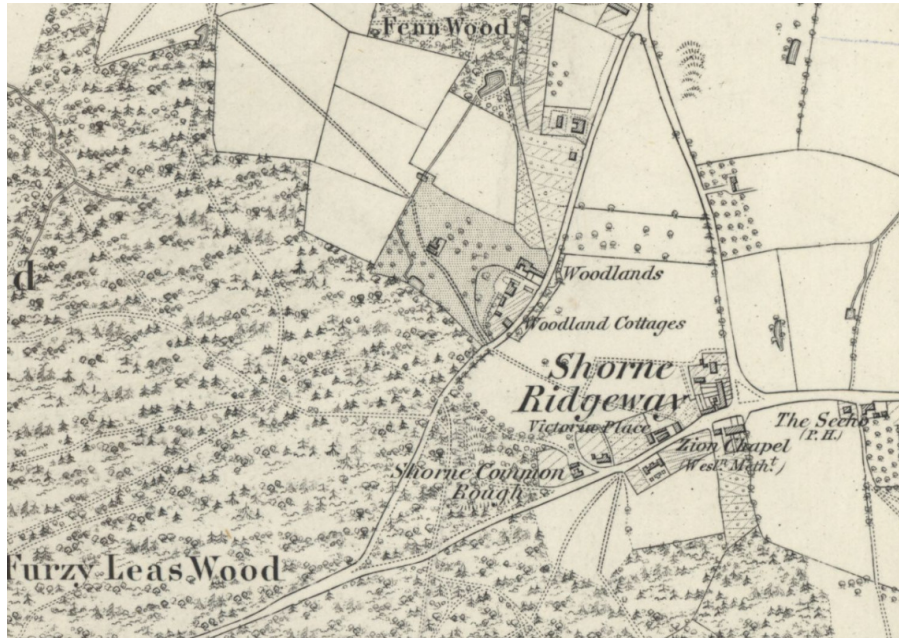


Fig 001 – 1863

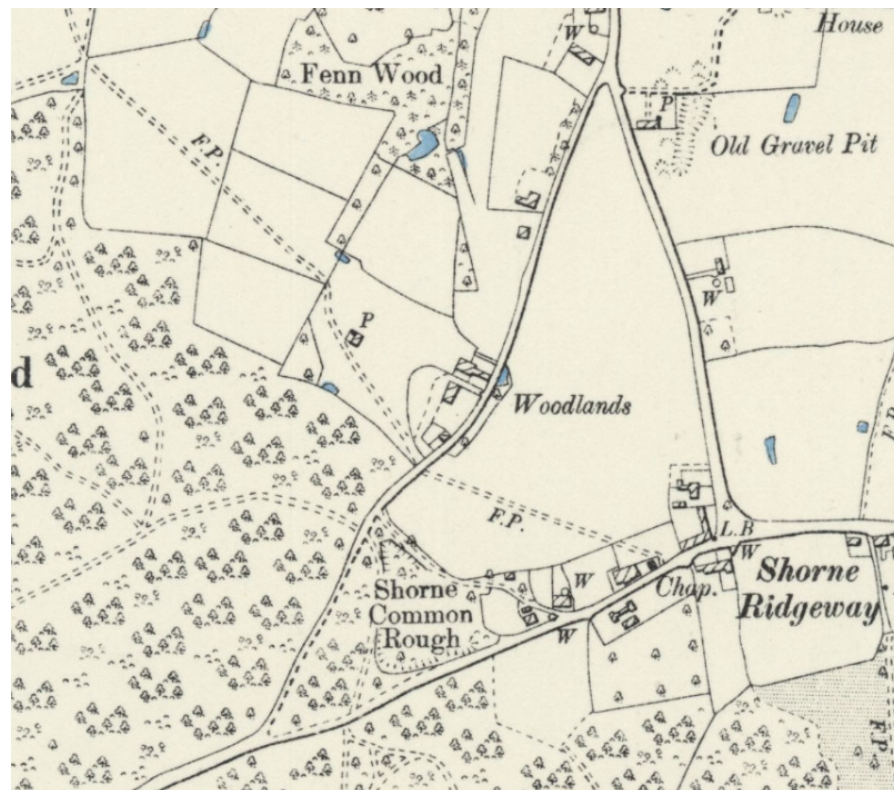


Fig 002 – 1895

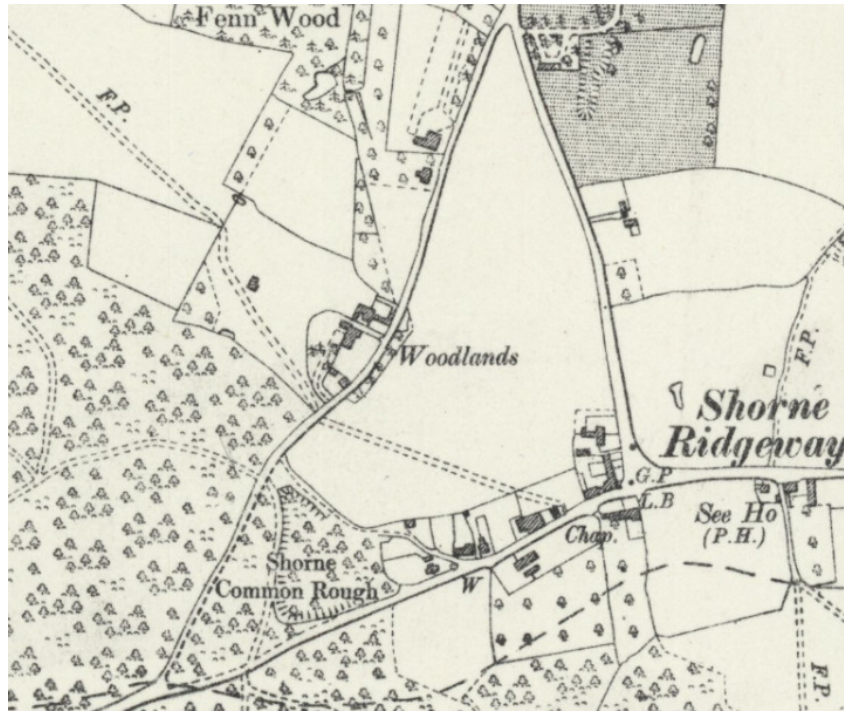


Fig 003 – 1909

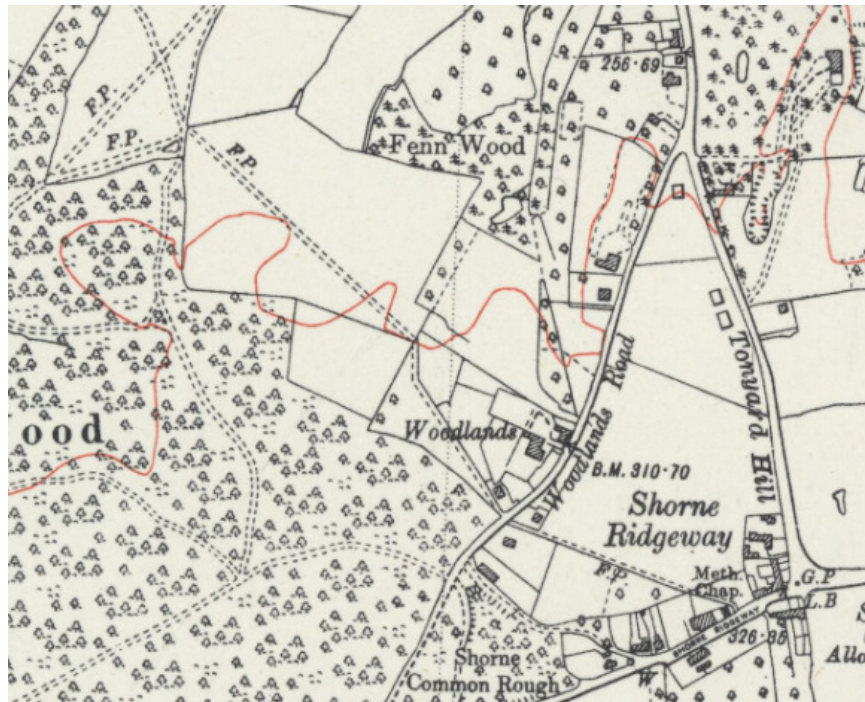


Fig 004 – 1947

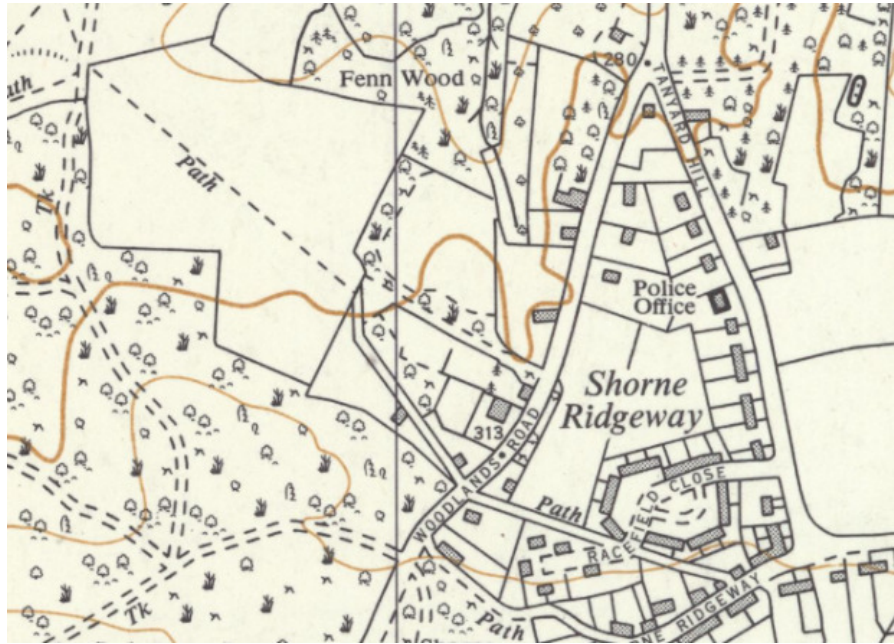


Fig 005 – 1966

The site area of Woodlands has historically been developed and is closely connected to Shorne Ridgeway that has been gradually built up over time.

Planning History

Ref. No: 20110037 | Status: Application Withdrawn 09/03/2011

- [Construction of dormer window in north west roof slope and conversion of roof space into a bedroom and bathroom/wc and erection of single storey extension on north east elevation to form a hall and shower room/wc.](#)

Ref. No: 20110210 | Status: Application Permitted 04/05/2011

- [Extension to existing porch on side elevation to form shower room/wc.](#)

Introduction

The Little Woodlands is a property that sits adjacent to Randell Wood and Shorne Country Park.

The property overall GEA is 125 M and consists of a modest 3 bedroom bungalow.

The property sits within Green Belt land and Allocated Built Up Area zone within Shorne. As can be seen from the historic maps the area Woodlands and Shorne Ridgeway has been subject to various development over time and built up to form its current enclave of properties in particular since the 1940s.

Many properties in the area have been extensively adapted and modified whereas Little Woodlands remains more or less to its original footprint.



Fig 006 – front view

The rear of the property has an existing small conservatory.



Fig 007 – rear view

The proposal is to demolish the existing upvc modular conservatory and construct a small rear extension to allow improved internal areas and the addition of a utility room, studio space and additional storage.

Impact on the Green Belt

Two consideration are relavent to this application 1] to quantify the impact this proposal will have on the open-ness of the Green Belt and 2] to consider the special circumstances relavent to this site.

It is noted that under prior approval notification that a detached property such as the one in question would allow an extension of upto 8 meters for a detached property; but this would also require the roof to be limited to under 4M in height.

Floor Area

Existing building

The property sits on an overall plot size of 1445 sq M that is very secluded.

The building was slightly extended to the North East elevation in 2011 and this resulted in a small additional area from that of the original porch of 3.9 sq M

The existing building area = 107.7 sq M

The existing conservatory = 16.8 sq M

The existing shed = 9 sq M

Total GIA 133.5 sq M



Fig 008 – shed to be demolished

Proposal

Rear extension to replace existing conservatory, removal of existing shed along with associated internal and external associated works.

Proposed extension area = 15.7sq M

Gross internal floor area of extended building = 140.2 sq M

Additional built on area ie 140.2 sq M - 133.5 sq M = 6.7 sq M

Floor Area: Impact on Open-ness

In terms of floor area the rear extension will slightly increase built on area; but will offer an extension of a higher quality; which will match the existing building materials and will have only negligible impacts upon the sense of openness of the Green Belt.

The Roof Design

As with many bungalows the space over the single ground floor area means that storage space is tight and in answer to this the proposal also includes a new slate pitched roof over the extended area. This will match the pitch of the existing roof and be no higher than the existing ridge line. This area will allow the owners to have increased storage to the roof space; which is very much needed.

Summary: Impact on the open-ness of the Green Belt

The proposal will introduce a small increase to floor area; but in terms of its wider impact upon the open-ness of the Green belt it is noted:

- There is no change of use proposed, it remains a single dwelling
- There is no intensification of use, the same number of bedrooms will remain.

It is therefore respectfully suggested that the impact of the current proposal on the open-ness of the Green Belt will be negligible whilst improving the internal layout for the occupants and removing the UPVC modular style conservatory structure.

The new area will also be constructed to the latest building regulations and so will introduce a much more energy efficient space than before.

Design, scale, bulk and massing

The floor area, footprint and volume are only a slight increase and the impact of scale, bulk and massing needs to be read against this context.

The property has had minor extensions in the past including the conservatory and a small extension to the side porch to allow a shower room.

Essentially the property sits on more or less the original footprint of the original property and is fairly modest compared to some of the surrounding properties that have undergone extensive additions and modifications.

The proposed roof is entirely of a pitched and hipped design using the same materials as existing.

Window and door opening locations have been carefully revised to produce more balanced elevations. The windows will match the existing property style.

The replacement windows will be double glazed, argon filled units set into high quality thermally broken frames to provide a much improved thermal performance and thus reduce the energy needed to heat the building.

The extended property sits very well on its plot of land and the extension does not adversely effect in any way neighbouring properties sense of enclosure or privacy.

It is noted that under prior approval a detached property is able to be extended between 4M and 8M for a detached property. Although in this design the roof design would be in excess of Prior Approval rules due to the proposed ridge height, eaves heights would however be compliant. The proposed extension also only extends out from the rear wall by 4M.

Energy efficiency

The extended areas will also be insulated to meet or exceed the following “U” values:

- Roof 0.15
- Walls 0.18
- Floor 0.18

Alongside the clients wish to improve the rear conservatory it is also driven by an intent to improve the thermal performance of the house.

Conclusion

The client has not taken full advantage of Lawful Development opportunities and has elected to minimise the extension so as not to impact upon their treasured garden space.

The built area offset results in a very minimal increase to built area.

Accordingly the proposal is a measured and balanced proposal.

The proposal extends the property to regularize the existing conservatory area and improve quality, the internal layout and better connection to the rear garden.

Due to the very limited extent of increased built area; when balanced with potential harm to the Green Belt it is suggested that the proposal is a reasonable one that will have no material effect upon openness of the greenbelt and we respectfully invite approval.