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DESIGN AND ACCESS STATEMENT

ERECTION OF FIRST FLOOR SIDE EXTENSION

DARNLEY HOUSE (FORMERLY HOMELEA), 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 First Floor Side Extension submitted on behalf of the applicants, Mr & Mrs O'Mara.

EXISTING PROPERTY

Darnley House 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.

Although it would appear that an extension was erected 1985 there are no details on the Local Authority web site

Planning permission for the Conversion of Existing Garage into Habitable Rooms and Replacement of all Existing Windows and External Doors (Application ref 20181126) was granted in 2018 and the work completed in 2019

PROPOSALS

The proposals are for the Erection of a First Floor Side Extension to the Northern side of the property to form two bedrooms with an ensuite shower room/w.c.. Internal alterations are proposed to convert an existing bedroom into a larger family bathroom.

The existing first floor layout comprises of four medium sized bedrooms one small ensuite shower room and a very small family bathroom.

The Applicants are seeking to create a larger and more suitable sized bathroom for modern family living by converting one of the bedrooms. However, this would result in the loss of one bedroom

The proposed extension will therefore allow the replacement of this bedroom and the creation of one additional bedroom.

DESIGN

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

The existing format is of a central two storey structure with a single storey addition to the south with a mansard style roof over incorporation one dormer to each front and rear elevations incorporating two bedrooms with the roof space.

The proposed extension would have a mansard roof and dormer windows to both the front and rear elevation to match that of the dwelling to the south with ridge, eaves, etc heights to match.

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 Darnley House 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