



APX ARCHITECTURE

DESIGN AND ACCESS STATEMENT - Proposed Extension and Alterations to Three Trees, Newlands Lane, Meopham, Kent. DA13 0RD.

The application site is a modest detached bungalow, which lies to the north side of Newlands Lane, within a rural settlement inset from the Green Belt. Newlands Lane is narrow for much of its length with passing places and development is located directly opposite open fields to the south.

The application bungalow is positioned between Three Jays and Brackenwood. Three Jays which is to the west of the site is a two storey dwelling whilst Brackenwood to the east is a chalet style bungalow. Both properties have been extended.

The existing bungalow is very much in need of renovation with its size not fit for the modern living standards with individual rooms and overall internal floor area falling short of the Nationally Described Space Standards.



Ariel View of Site



The existing bungalow from Newlands Lane with Three Jays to the left and Brackenwood to the right



View towards adjacent two storey house, Three Jays, to the west.



Rear of existing bungalow indicating two storey element to the rear of Brackenwood.

The area has a mixed character with bungalows and chalet style bungalows of similar age to the east of the application site and two storey houses located to the west.

The existing dwelling is small and falls short of the Government's current Technical Housing Space Standards and it falls well short of guidelines and Building Regulation standards for circulation, manoeuvrability and thermal performance. As such, it is outdated and therefore in desperate need of extension and alterations to meet modern living standards.

To the north of Three Trees the extensive garden backs onto dwellings within Silver Birch Avenue and Ashleigh Close. The southern boundary is defined by Newlands Lane which has mature hedging / trees along its southern boundary with open fields beyond. This mature planting effectively screens the site from wider views from the south.

The Proposal

This application seeks to extend and alter the existing bungalow to form a family home that meets both modern space standards and achieves good thermal performance.

The plot is a transition plot bridging the scale and mass of the chalet style bungalow at Brackenwood and the two store house at Three Jays. As such the proposals grow from single storey element adjacent to the eastern boundary to two storey as you move west. The current bungalow fills the plot between the boundaries and the proposals seek to move development away from the western boundary providing rear garden access. This also serves to improve the relationship between the site and the adjoining property.

Three Jays has side facing windows which serve non habitable spaces, staircase and bathroom, as such the proposals will not impact natural daylight to habitable accommodation within this property.

The proposal include the partial demolition of the existing bungalow to accommodate the extension and alterations. The result is a ground floor footprint which is comparable to the existing arrangement and also in keeping with the footprint of the immediate neighbours.

The extended property will incorporate high levels of insulation to meet current building regulations standards providing an energy and thermally efficient dwelling for future living.

It will also provide a good area of off-street parking for residents and visitors.



Proposed site layout

Planning Appraisal

- It is of a layout, design and appearance that is appropriate to and is compatible with the character and density of the surrounding area. We consider that the building would not add an unduly incongruous element to the streetscape with the design, appearance, character and density of the street scene remaining intact.
- It would not create a significant adverse impact on the amenity of existing residents, there are no overlooking windows from habitable rooms and the amenity of neighbouring properties remains intact.
- It would not result in significant harm to or the loss of, public or private land that contributes positively to the local character of the area (including residential gardens).
- It would not result in significant harm to the landscape or biodiversity interests. The site is inset from the Green Belt but is located within the Meopham Downs Character Area, as set out within the Council's Landscape Character Assessment document. It is considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.
- It does not need substantial infrastructure or other facilities to support it.
- It does not result in significant harm to the character of the area including the surrounding grain and built pattern of development, the prevailing building density, line, frontage width, building distance from the road, existing plot sizes and visual separation between dwellings.

Use

The proposed extended building will create a family home fit for modern living standards within a residential area. There is no conflict of proposed use.



Proposed street elevation

Amount

The proposal is to create a family home set over 2 floors within an area that comprises of similar sized dwellings.

Character and appearance

The adjoining housing is eclectic with no defining architectural style.

We consider that the building would not add an unduly incongruous element to the streetscape with the design, appearance, character and density of the street scene remaining intact.

Future Living Conditions

The extended dwelling has been designed to exceed the areas set out within the National Space standards providing good levels of accommodation and storage.

Privacy and amenity of neighbours will be maintained, the building will predominantly be inward looking protecting the neighbours amenity. Whilst the rear facing first floor windows introduce new views from a higher level, the separation distances between the application site and neighbouring properties are considered sufficient to ensure no overlooking or loss of privacy.

The dwelling would be sufficiently separated from other dwellings to not cause other harm to residential amenities including overshadowing or overbearing issues.

Highways, access and parking

The existing access allows safe and sufficient access to the property, and is maintained for this proposal.

The provision of four off-road parking spaces provides sufficient parking to service the extended property.

Conclusion

The layout, design, and appearance that is appropriate to and is compatible with the character and density of the surrounding area.

The dwelling would be sufficiently separated from other dwellings so as to not cause other harm to residential amenities including overshadowing or overbearing issues.

The extended property would not result in significant harm to or the loss of, public or private land that contributes positively to the local character of the area (including residential gardens).

The proposal conserves the character and appearance of the surrounding area and does not detrimentally impact upon views from the wider area or neighbouring properties. The proposals provide the opportunity to enhance the street scape with a well design extension resulting in a property that transitions in scale between the chalet style bungalow to the east and two storey housing to the west.

As such it meets the requirements of principal planning policies set out in Government guidance and Policy Statements, as well as Local Development Plan Policies and Supplementary Planning Guidance.