

COMBINED DESIGN AND ACCESS/PLANNING STATEMENT FOR THE ERECTION OF A FIRST FLOOR SIDE EXTENSION AT 4 TRADESCANT DRIVE, MEOPHAM

1. Introduction

1.1 This document has been prepared by Beacon Hill Planning in respect of land at 4 Tradescant Drive, Meopham. The proposal is for the erection of a first floor side addition.

1.2 A previous application for a first floor side extension was recently refused by the Council under application reference 20230540. Taking a pragmatic approach forward, the primary objective of this statement is to demonstrate that the Council's concerns have been overcome with regard to the use of the extension, character and appearance and internal living conditions.

2. Analysis of the proposal

2.1 Use

The revised plans show that the proposal would be a standard extension, functionally connected to the main house. It would be accessible via other existing rooms at both ground and first floor levels.

2.2 Character and appearance

The amended scheme has been made subservient to the host dwelling, it would be set down from the existing ridgeline and would be set back from the main front wall of the dwelling to address the Council's previous concerns in this respect.

2.3 The property has been extended in the past, however just because this development would enlarge it further does not necessarily make it unacceptable. No. 2 Tradescant Drive has also been extended substantially with various additions approved in 2001 and 2016 – it is 14.5m wide at first floor level, so would actually be wider than no.4 as proposed (13.5m) – and there is no suggestion that it does not

integrate with the streetscene. It is trusted that a similar approach would apply in this instance.

2.4 *Internal living conditions*

The proposal is for an extension, not a new dwelling, and therefore the Technical Housing Standards do not apply. This notwithstanding, the new rooms would exceed the requirements of SPG2, being of a useable size and shape for their purpose and with large windows allowing light into the accommodation. The bedroom shows a single bed in place.

2.5 In conclusion, it is therefore submitted that there would be no adverse harm regarding use, character and appearance and living conditions. The Council is asked to contact the agent should any further clarification be needed, and to work with the applicant should any additional alterations be required before determination in accordance with paragraph 38 of the NPPF.