

Design & Access Statement

For the proposed single storey side / rear extension together with
conversion of roof over into habitable space including dormers to

front, rear and side elevations at

Stoneyridge, Wadden Hall, Waltham,

Kent, CT4 5PX

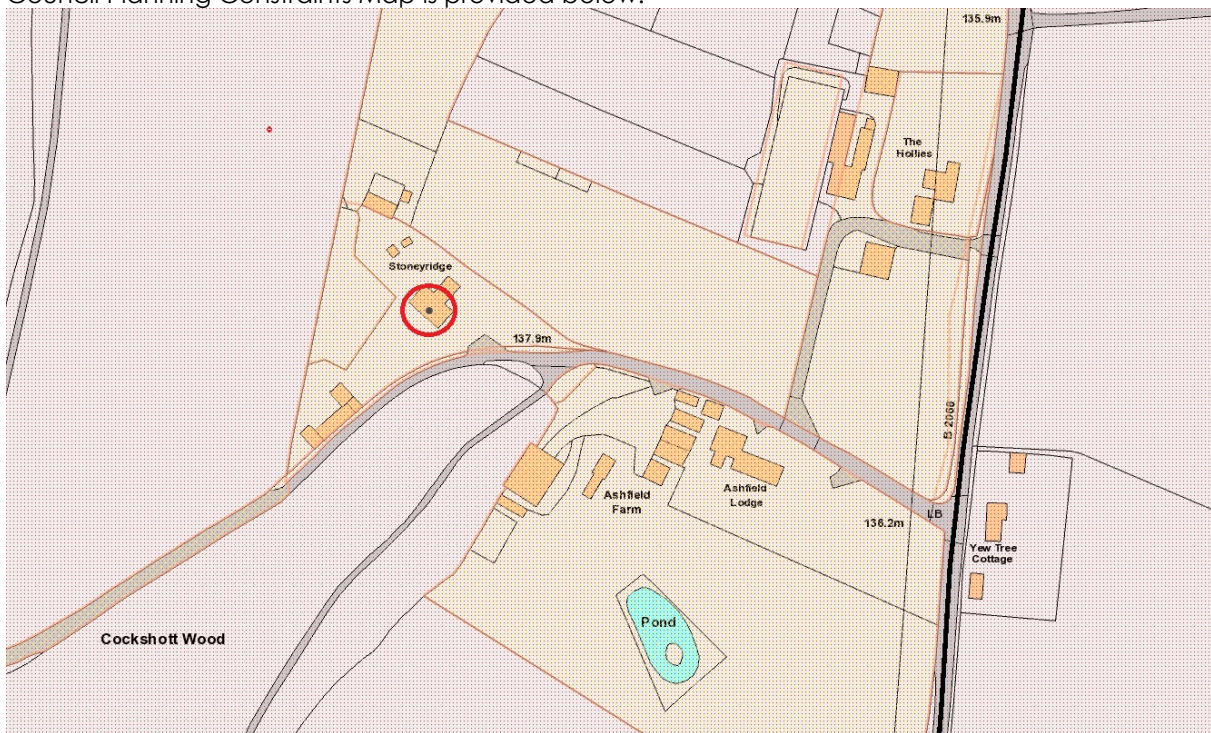
1.1 - INTRODUCTION

This design statement, which accompanies the full planning application for the proposed extension and alterations at Stoneyridge, Wadden Hall, Waltham, supports the application by addressing the following planning objectives:

1. To enhance and contribute to the appearance, character and social mixture of the immediate area and the general area as a whole.
2. To achieve the above in a way which compliments and enhances the surrounding neighbouring developments.
3. To address local and national policies, providing positive contributions to the housing needs by developing existing sites and maximising potential.

This statement provides information additional to that contained within the submitted plans, documents and application forms, in particular the site strategy of the development, an explanation of the architectural design of the proposal, an assessment of the visual impact of the development and the access proposals.

The site lies within an area of Outstanding Natural Beauty, an extract from the Canterbury City Council Planning Constraints Map is provided below.



The property has the following planning history:

1. Single storey extension to side of dwelling

Ref. No: CA//92/00778 | Decision: 1st October 1992 | Status: GRANTED

2. Two storey rear extension

Ref. No: CA//11/01965 | Decision: 16th January 2012 | Status: GRANTED

3. Proposed detached two-storey double garage together with two bay car port and office/games room above, following demolition of garage and storage space.

Ref. No: CA//17/01876 | Decision: 3rd October 2017 | Status: REFUSED

1.2 - LAYOUT

Ground floor; The proposals allow for the extension and re-configuration of the existing kitchen and will allow for an open plan kitchen, dining and family area.

The roof is to be flat and include a lantern.

First floor; conversion of roof over previous and proposed side extensions to form a new master bedroom with en-suite facilities.

Reconfiguration of existing first floor with the added side dormers to allow for more usable floor area and family bathroom.

1.3 - SCALE

The ground floor extension will add a further 34m² of floor space.

The proposed ridge is to be no higher than existing

1.4 - APPEARANCE

Materials as follows:

- **External wall** – Rendered to match existing with timber cladding to dormer cheeks.
- **Roof** – Tiles to match existing, GRP finish to flat roof
- **Windows and doors** – White UPVC
- **Rainwater goods** – white UPVC fascia's, gutters and downpipes.

1.5 - ACCESS

Access arrangements unaffected as a result of the works.

1.6 – TREES / LANDSCAPING

Landscaping will be unaffected by the proposed works.

1.7 - CONSULTATIONS

Formal pre-application advice has not been sought from Canterbury City Council for this application based on local knowledge and recent similar success in the area. Our clients will discuss the project with the local community at all relevant stages of the project.

1.8 - SUMMARY

The proposal is intended to improve and enhance the current site, in a predominantly residential area of houses. The design and finishes have been created to present an interesting, sensitive architectural character and appearance, which is intended to blend in and compliment with the existing buildings and surroundings.

For the reasons set out in this report we would hope that planning permission will be forthcoming.