

Design and Access Statement

Shrubbery Cottage, Stowting Hill, Stowting, Kent. TN25 6BG

Introduction

This planning application is in relation to a proposed single storey side and rear extension to Shrubbery Cottage, Stowting Hill, Stowting, Kent. TN25 6BG.

Existing

The existing two storey detached dwelling is situated along Stowting Hill close to the junction with Brabourne Lane. The original dwelling is constructed using a mixture of painted brick quoins and feature banding with rag stone infill. The existing windows are made up of painted timber sliding sash windows to the front elevation and timber casement windows on the side and rear elevations. The roof is finished with slate.

The dwelling has previously been extending to the side closest to the northern boundary and to the rear. The materials of those extensions match those of the original cottage.

A detached double garage is located to the southern side of the existing dwelling constructed using a mixture of rendered and tile hung walls with a slate roof.

Site information

According to Folkestone & Hythe Councils interactive mapping service, the site lies within the following designated areas.

- North Downs West Ward within the Stowting Parish
- The site is within an Area of Outstanding Natural Beauty
- The property is not listed
- The existing dwelling falls outside the Archaeological Notification Area, however part of the land owned to the south is within it
- There is no archaeological potential recorded for the site
- The property is not located within either flood zones 2 or 3

Proposal

The proposal comprises of a single storey side and rear extension.

Need

The intention is to create a better family living space that links the existing dwelling to that of the rear garden. Currently the existing patio is made up of several levels which is not an ideal safe environment for a young family. The extension will also make better use of natural daylight and enhance both the proposed and existing spaces in and around the dwelling. A separate utility room is needed to provide better sound proofing away from the existing rooms within the original dwelling.

Layout

The proposed extension includes a dining room at the rear adjacent to the existing kitchen and linked with the garden using bifolding doors leading out onto the patio. The proposed utility room and WC is situated between the existing dwelling and the detached garage. Glazed rooflights are proposed to make use of natural daylight.

Appearance

The extension will be constructed using rendered walls and a flat roof. The external wall to the proposed WC is to be clad using vertical timber cladding so that the property retains a similar appearance to that of the existing timber fence linking the garage and the house. It is worth noting that the road levels along Stowting Hill are much lower than those of the elevated house.

Landscaping

A patio area is proposed at the rear of the extension with steps leading up to the garden and driveway.

Access

Access into the property will not be altered as a result of the proposals. Floor levels on the ground storey will remain level.

Conclusion

The proposed extension is a subservient addition to that of its host and is respectful to the character of the existing dwelling and street scene by virtue of it being single storey. The aesthetic of the proposed extension located at the rear of the property will not be harmful to the character of the surrounding area and will not impact others due to the property not having any direct neighbours.