

Design & Access Statement

In Respect of Works to 61 Seabrook Road, Hythe

Number 61 Seabrook Road is a two storey detached dwelling with linked annex situated far back from the road on the northern side of the road and it occupies a plot of 0.14 hectares. It is surrounded by residential properties with Seabrook highway to the south. The area typically comprises good sized detached dwellings in generously sized plots with number 61 being one of the smaller dwellings in the immediate vicinity.

The site slopes up from the highway with retaining wall to the rear of the house, a track for vehicular access is located to the east of the site leading to a parking area to the rear for a minimum of 2 cars. A stepped pathway leads from the roadside entrance up to the main dwelling. A wooded area is located to the west of the site screening the building from neighbouring properties this side, with fencing provided to the remaining boundaries.

The property is a two storey house that has a footprint of 158.5 m² including the annex and link, and a total floor area of 272.8 m² over the two floors. It is finished with a mixture of face brickwork and black stained timber with white render to first floor and plain tiles to the sloping roofs, and felt to the flat roofs, the existing windows are dilapidated timber windows with single glazing.



Photo 1 - View of street entrance to no. 61, note the wooded area to the left of the image obscuring the western end of the property.



Photo 2 - View of stepped pathway up to no. 61.

Our proposal is to erect a first floor front/side extension to the western end of the building, various designs were considered for the roof, but it was felt that continuing the ridge line across to a first floor gable provided enhanced the appearance, providing cleaner lines and a unified appearance. Various dwellings on this side of the road are wider and more prominent with front facing gable features, in conjunction with the location of the dwelling situated a suitable distance back from the road and trees partially obscuring the extension at this end, it is felt that the proposal would have minimal impact, if not enhance the appearance of the property from the street scene.

The link between the main house and the annex is to be replaced with roof terrace providing first floor access between the two buildings, the privacy of the neighbours would be protected via obscure glazed privacy screens up to 1.8m high above the terrace level.

The single storey lean to extension to the front of the property was not constructed to a good standard, it is therefore proposed to replace this on the existing footprint to provide a solid base for the proposed first floor extension.

The applicant's also wish to replace the existing dilapidated timber windows with more thermally efficient double glazed sashes in a light grey colour.

The extensions/replacement works will be finished in face brickwork to match existing with black stained timber detail to match the main dwelling, white render at first floor to match the existing and plain tiles to match the existing roof, the new flat roof terrace will be finished in grey single ply membrane.

The retaining wall to the rear provides a convenient space between the house and the rear boundary for an array of solar panels to be situated allowing the applicants to embrace renewable energy sources at the property, the panels will be located discreetly ensuring no impact to the neighbours.



Photo 3 - View of proposed location for solar panels to rear of the site.

The proposed works will increase the house footprint by a small amount to 163.7 m² and will increase the overall floor area to 300.9 m² over the proposed two floors, a total increase of 28.1 m².

The size and scale of the proposal is modest and in keeping with the size and scale of the adjacent buildings and the wider character of the area.

The fenestration of the proposal is such that it will have no impact on adjoining neighbours in terms of loss of privacy and is situated a suitable distance from the adjacent buildings so as not to impact the daylight, view or overshadowing to the surrounding buildings.

As previously mentioned there will be no trees affected by the proposed works and the parking within the curtilage of the building and the access remain as existing.

The proposed works do not detract or improve the ability of the property to be used by ambulant or disabled persons.

We feel that the proposals reflect a modest addition to the existing building respecting the existing building and retaining the existing features where possible whilst providing an update to the front of the building and unifying the incongruent small extensions that have been added over the course the years. In consideration of the above and the attached plans, we trust you will look favourably upon our application and grant planning consent.