

## **Design and Access Statement. 19<sup>th</sup> October 2025.**

**Land adjacent to Southside, Lees Road, Brabourne Lees, Ashford, Kent TN25 6RN**

**Proposed New Dwelling and Associated External Works.**

### **Introduction**

This statement sets out the design and access considerations in the preparation of this Planning Application for a new dwelling.

### **Use**

The site is current an unoccupied piece of land previously forming residential curtilage to the adjacent dwelling. This application seeks to maintain the residential nature of the site with the introduction of a new residential dwelling.

### **Amount**

The site is 293 square meters in a largely square format. The site accommodates parking for a single vehicle and adequate residential amenity space for recreation and storage of refuse, recycling and bicycles.

The new dwelling has a gross internal floor area of 70 square meters over a single storey.

### **Layout**

The single dwelling is aligned with the road frontage with the parking adjacent to it on the shared driveway. There is a front path leading to the entrance door with two bedrooms facing south east. The living accommodation to the rear is orientated to the garden and benefits from an external terrace.

### **Scale**

The proposed dwelling is a single storey with a pitched roof with a footprint typical to that found in the immediate vicinity.

### **Landscape**

The boundary trees will be retained with the rear garden planted to suit modern residential amenity needs.

### **Appearance**

The proposed building will be constructed in facing brickwork, with timber windows and a Kentish ragstone plinth to match the neighbouring cottages and other properties found within the village.