

DESIGN AND ACCESS STATEMENT
SUPPORTING PLANNING APPLICATION
FOR THE CONSTRUCTION OF A NEW SINGLE STOREY DETACHED DWELLING WITH
ACCOMMODATION IN THE ROOF SPACE

AT

6 SQUIRES FIELD HEXTABLE SWANLEY KENT BR8 7QY

FOR

MR. & MRS. JOHN PIKE



JOHN PIKE FRICS CHARTERED SURVEYOR

6 SQUIRES FIELD

HEXTABLE

SWANLEY

KENT

BR8 7QY

29TH March 2022

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1.0 INTRODUCTION

- 1.1. This Design and Access Statement has been compiled to support a planning application for the construction of a new detached single storey dwelling with accommodation in the roof space with associated parking space to side with alteration to existing garage to facilitate development.
- 1.2. The statement analyses the characteristics of the surrounding area. It examines the recent planning history and identifies the key issues and planning policies that have been considered in preparing the scheme. It should be read in conjunction with the detailed drawings that accompany the application.

2.0 ASSESSMENT OF SITE AND SURROUNDING AREA

- 2.1 The site is located in an established residential area within the built confines of Hextable close to the centre of the Village. The surrounding area consists of detached two storey houses arranged in a fairly formal configuration of frontage development facing public footpaths and highway with direct access and reasonably sized gardens.
- 2.2 The site comprises garden land located between the property; 6 Squires Field and the eastern boundary with 8 Squires Field . The principal for the introduction of a separate building has been established by the recent planning permission having been granted for the construction of a residential building within this area between the two existing properties, which in conjunction with the demolition of part of the garage serving the host property forms the building plot.
- 2.3 All the properties in Squires Field have either garage car parking facilities or hardstanding areas at the front with direct access onto the public highway.
- 2.4 Squires Field also provides additional on street parking with no restrictions.
- 2.5 The host property; 6 Squires Field is a large two storey detached house with attached double garage. The building externally has a mixture of brickwork, rendered panels with 'inset beams', Georgian style leaded light windows with a half hip ended roof with dormer windows to the eastern side all under a plain clay tiled roof.
- 2.6 The property; 6 Squires Field is set back from the road with an attached double width driveway leading to a double garage and unusually large side and rear gardens.
- 2.7 The property is screened to some degree from the road by a front yew hedge, herbaceous border and silver birch tree.
- 2.8 The site itself is level and contains two small flowering cherry trees and a silver birch tree in the rear garden, none of which will be affected by the proposals.

2.9 The adjoining building at No. 8 Squires Field is a somewhat smaller two storey detached house on a narrower plot. This building is also constructed in a mixture of brickwork, rendered panels with 'inset beams' under an interlocking tiled roof. It is situated further back from the highway with attached garage and side access separating it from the application site. There are no windows in the flank elevation.

3.00 PLANNING POLICIES AND PLANNING HISTORY

3.1 The following Planning Policies have been identified as being relevant to this application :-

Sevenoaks District Council Core Strategy (CS) :

SP1 Design of New Development

SP2 Sustainable Development

LO1 Distribution of Development

LO7 Development in Rural Settlements

Sevenoaks District Council Allocations and Development Management Plan (ADMP):

SC1 Presumption in Favour of Sustainable Development

EN1 Design Principles

EN2 Amenity Protection

T2 Vehicle Parking

T3 Provision of Electric Charging Point

National Planning Policy Framework (NPPF)

Paragraphs 8,11,12,13,14,38,47,55,59,63,65,67,68,73,78,108,109,118,122,123,&127.

3.2 RELEVANT PLANNING HISTORY

93/00672/HIST – Erection of 14 no detached two-storey dwellings, garages, parking and associated estate roads. As amended plans received with letter dated 15.9.93 – GRANT – 02/11/1993

17/02322/LDCPR – Erection of detached garden building – GRANT – 19/09/2017

18/03198/FUL – Construction of single storey dwelling with associated parking to side of existing property with alteration to existing garages to facilitate development – GRANT – 22/05/2019

19/00872/CONVAR – Variation of condition 3 and 4 of 18/03198/FUL for construction of single storey dwelling with associated parking to side of existing property with alteration to existing

garages to facilitate development with amendment to approved plans and details and garage demolition time scheduling – GRANT – 22/05/2019 Constraints No relevant constraints.

21/04249/FUL – Construction of a single dwelling with associated parking to side of existing property with alteration to existing garage to facilitate development – GRANT – 02/03/2022



The Site viewed from the South

4. THE PROPOSALS – DESIGN STRATEGY

- 4.1 The application proposes a single storey dwelling with accommodation in the roof space following demolition of part of the existing garage to facilitate development
- 4.2 The siting and footprint of the proposed dwelling would be identical to that already approved under 21/04249/FUL
- 4.3 To accommodate bedrooms within the roof space the height of the eaves has been increased slightly compared with that approved under 21/04249/FUL.
- 4.4 A hip roof is provided adjacent to No. 8 Squires Field to ensure there is no adverse impact by way of overshadowing of their rear garden.
- 4.5 The existing double width driveway is divided in two to serve both the host property and the new dwelling with two additional independently accessed parking spaces adjacent to the retained single garage. This will allow all the existing mature soft landscaping to be retained on the east side of the driveway together with all soft landscaping to the front of No. 6 Squires Field.
- 4.6 The materials would comprise brickwork to match the host property with matching georgian style windows under a matching plain clay tiled roof.

- 4.7 The front garden of the existing property would be re-configured to provide two additional independently accessed parking spaces in addition to parking space on the single width driveway to attached single garage.
- 4.8 The new dwelling has been designed to match the character of the host dwelling whilst remaining subservient thereto and providing matching roof slopes.
- 4.9 The main issues for consideration are :-
- a) Principle of Development
 - b) Impact on character of the area.
 - c) Impact on neighbouring amenity
 - d) Parking/Highways
 - e) Other Issues.

Para 14 of the NPPF confirms a presumption in favour of sustainable development, and that development which accords with the development plan should be approved unless material considerations indicate otherwise. (See paras 11, 12 & 13 of NPPF)

Para 14 of the NPPF (and footnote 9) also advise that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless there are other specific policies in the NPPF that indicate that development should be restricted. This applies to a variety of designations, including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding. No such designations apply to the application site.

Whilst the NPPF places an emphasis on development on previously developed land, it does not preclude other land, including garden land, from being developed for residential use, provided such development is in suitable locations and relates well to its surroundings.

The proposal would provide additional housing for the district in a sustainable location which supports the aspirations of the NPPF. Paragraph 53 of the NPPF states that 'local planning authorities should consider setting out policies to resist the inappropriate development of rear gardens where this would cause harm to the local area'. At a local level this is broadly consistent with policies LO7, SP1 and SP7 of the Core Strategy.

Policy LO1 of the Core Strategy states that 'development will be focused within the built confines of existing settlements.' The application site is located within the built confines of an existing settlement and Hextable is an area where there are no site specific restraints.

The application site currently forms part of the double garage, driveway and the large side garden plus the eastern part of the rear garden of the host property. It should therefore be regarded as infilling i.e. the development of a narrow gap in an otherwise developed frontage.

It is clear that the proposal is therefore not inappropriate development and would also not cause harm to the local area as it is in a suitable location and relates well to the pattern of surrounding development.

- 4.10 Importantly the principal of residential development has already been established by the previous approvals the latest of which being SE/21/04249/FUL, which was granted on 2nd March 2022 and remains capable of implementation until 2nd March 2025.
- 4.11 Following the above planning approval it was identified that the design approved provided rather limited accommodation which also did not best blend with the street scene and the owners architects were instructed to prepare a revised design to best realise the development potential whilst continuing to comply with adopted planning policy.
- 4.12 The footprint and position of the building now proposed is identical to that approved via the 2022 application. This provides a generous degree of separation with the adjacent house at No. 8 Squires Field which is also increased by the attached garage and sideway on the western side of that property.
- 4.13 The principle difference between the two is the slight raising of the eaves height to enable two bedrooms to be accommodated within the roof space which then provides a more efficient ground floor layout to comply with National Space Standards.
- 4.14 The principal of a proposed dwelling has already been found acceptable by the extant permission in relation to its impact on the character of the street scene.
- 4.15 Policy SP1 of the Core Strategy states that all new development should be designed to a high standard and should respond to the character of the area in which it is situated. The application as submitted meets these design standards.
- 4.16 Policy EN1 of the AMDP states that development should respond to the scale, height, materials and site coverage of the area and should respect the character of the site and surrounding area. The application as submitted complies with this policy.

4.17 These policies above broadly conform with Paragraph 17 of the NPPF, which states that planning should take into account the varying roles and character of different areas. The application as submitted complies with these objectives.

4.18 The above policies should therefore be afforded considerable weight in the assessment and determination of this application.



Mature Soft Landscaping to be Retained East of Driveway

5. PRINCIPLE OF DEVELOPMENT

5.01 The application site is located within the built confines of Hextable. Policy L07 of the Core Strategy seeks to provide for approximately 41,160 dwellings (2006-2026) on a range of sites suitable for residential use within the urban area. 3

5.02 The application site is within a residential curtilage within a built up residential area, with the site being in close proximity to the services available within Hextable.

5.03 The proposed dwelling would integrate well within the application site and would respect the varied character and design of properties within the area and complies with Policy L07 of the ADMP.

5.04 Therefore, the development in principle would be acceptable, subject to complying with the other relevant policies

6. DESIGN AND IMPACT ON THE CHARACTER OF THE AREA

6.01 Policy SP1 of the Core Strategy and Policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated.

6.02 The proposed development would be located within the residential curtilage of No.6 Squires Field. The application seeks the subdivision of the land, with the dwelling being located between no.6 and no.8 Squires Field. There is a wide space between these dwellings and due to the varied plot sizes within the area, the proposal would sit comfortably on the site and respect this and would continue to provide sufficient outdoor amenity space for both the existing and proposed dwellings. The development would not be out of keeping with the character of the area.

6.03 In regard to the character of the proposed dwelling, the dwellings within Squires Field do vary. However, they are all of a two storey detached design, in which the proposed dwelling would vary from this as although it would be detached it would be of a single storey design with accommodation in the roof space. However, as the dwelling is to be set back from the highway, and set back further than the neighbouring properties, the dwelling would not be prominent within the street scene and therefore would not be harmful.

6.04 In addition to the above, the proposed dwelling would continue to provide spacing between the properties of between 2 and 4 metres.

6.05 The dwelling in appearance to the approved application would not result in any additional harm to the street scene. Like the approved application 21/04249/FUL, it is proposed to retain part of the existing garage to retain a single garage in place of existing. The proposals would retain a sufficient level of parking for the main dwelling.

6.06 It is clear that the existing soft landscaping to the east of the existing driveway will be retained and this could be ensured via a planning condition.

6.07 Therefore, the proposal complies with Policy EN1 of the ADMP.

7. NEIGHBOURING AMENITY

7.01 EN2 of the ADMP requires proposals to provide adequate residential amenities for existing and future occupiers of the development.

7.02 The proposed dwelling includes the addition of windows at ground floor level and within the roof space.

7.03 There are neighbouring properties located either side of the site and opposite. The neighbours opposite would be minimally impacted by the development due to the considerable distance between the proposal and this neighbour.

7.04 No.6 Squires Field would be affected by the development as the neighbour does have windows at ground floor window, however these windows are secondary and therefore they would continue to have a sufficient level of outlook, privacy and level of light to these windows. The positioning of the proposed dwelling in relation to

these windows also protect the neighbour's residential amenity. In addition to the above, the proposed dwelling does not include any windows on the side elevation facing towards this neighbour. There are windows on the rear elevation of the proposed dwelling however these would not directly face/overlook this neighbour. In regard to the impact to the level of light, the development would pass on the elevations, however fail on the floor plans but would not detrimentally harm their level of light as the windows it would impact have secondary windows accommodating the same rooms.

7.05 In regard to no.8 Squires Field, this neighbour would not be significantly affected by the development due to the spacing between the proposal and the neighbour along with the boundary treatment, which is to be retained between the dwelling and this neighbour.

7.06 Therefore, the proposal complies with Policy EN2 of the ADMP.

8. PARKING and HIGHWAYS IMPACT

8.01 EN1 states that all new development should provide satisfactory means of access for vehicles and pedestrians and provide adequate parking. The proposed site plan indicates two independently assessable parking spaces for both the proposed dwelling and no.6 Squires Field and therefore complies with Policy T2 of the ADMP.

8.02 Policy T3 of the ADMP states that electrical vehicle charging points should be provided within new residential developments to promote sustainability and mitigate climate change. The inclusion of a vehicle charging point can be covered by planning condition.

9. COMMUNITY INFRASTRUCTURE LEVY (CIL)

The appropriate CIL form is included with the application as it is CIL liable and no application for an exemption is claimed.

10. CONCLUSION

10.01 Sevenoaks District Council can no longer demonstrate a 5 year housing supply and thus the tilted balance is engaged under para 11d) of the NPPF. The application does not conflict with d)i or d)ii.

10.02 The proposal complies with the relevant local and national policies and it therefore follows that planning permission should be granted.