



## **4 Faggs Cottages**

**Ashley**

**Kent CT15 5HY**

**Design and Access Statement**

January 2021

**Design and Access Statement**

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**Design and Access Statement**

**1.0 Introduction**

- 1.1 This Design and Access Statement has been written to support a Planning Application for a proposed single storey extension to an existing house known as '4 Faggs Cottages' in Ashley, Kent CT15 5HY. It has been prepared by Jeremy King Architects on behalf of Mr. and Mrs. Bennett, the current owners.
- 1.2 This document is to be read in conjunction with the drawings supplied as part of the Application.
- 1.3 The site currently comprises of semi-detached, end of terrace, single dwelling house sitting within a generous domestic plot.
- 1.4 Development control for the site is administered by Dover District Council Local Planning Authority (LPA) by way of the Dover District Local Development Framework: Core Strategy, adopted in February 2010, together with the National Planning Policy Framework, published in February 2019 by the Ministry of Housing, Communities and Local Government.
- 1.5 Within the Core Strategy, the site is indicated as follows:
  - 1.5.1 Situated beyond settlement confines;
  - 1.5.2 Outside of any Conservation Area;
  - 1.5.3 Located within Flood Zone 1;
  - 1.5.4 Containing no Listed Buildings;
  - 1.5.5 Situated within a SSSI Impact Risk Zone (IRZ);and,
  - 1.5.6 Situated within a Groundwater Source Protection Zone (3).
- 1.6 Research using the Council's online planning archive service has determined that there has been the following recent planning history at the site:
  - 1.6.1 Two storey extension. Reference: DOV/01/01133 - Withdrawn.
  - 1.6.2 Double storey end extension. Reference DOV/02/00148 - Granted.
  - 1.6.3 Erection of a single storey, first floor and second floor side extensions, insertion of 3 No. rooflights to the rear roofslope and external alterations. Reference: DOV/17/00631 - Granted.
- 1.7 In November 2020, pre-application advice was sought from the LPA to amend the design of the single storey side extension element of the DOV/17/00631 approval.
- 1.8 This application seeks to obtain a formal consent for the amended design.

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**2.0 The Proposed Work**

2.1 The proposal consists of the following work:

- 2.1.1 The construction of a single storey side extension, to contain a new kitchen and dining space, together with a new side 'entrance' door, projecting bay window, and a two sided overhanging verandah space.
- 2.1.2 Re-positioning of an existing external terrace.
- 2.1.3 Minor re-positioning of 2 No. existing ground floor windows.

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### 3.0 Design Approach

3.1 The proposal seeks to build upon the design that was given consent back in 2017 as follows:

3.1.1 It seeks to provide a better 'flow' to the interior of the ground floor, demonstrated as follows:

3.1.1.1 A new side 'entrance' door has been introduced on the 'approach' from the driveway. The door is immediately visible to anyone arriving at the house by car, signalling a public/private threshold at which to be greeted by the occupants. This will mitigate the confusion that currently exists at this point, when arriving at the property.

3.1.1.2 Once greeted at this door, it will alight into a new hallway (currently the existing dining area) from where the 'traditional' transition from public to private space, will follow. The new hallway will provide the central circulatory space off which the more private areas - sitting room, kitchen, utility room, staircase etc. - will be accessed.

3.1.2 It seeks to create improved 'place/space-making' thereby creating better connections with the building's surroundings. This is demonstrated as follows:

3.1.2.1 Internally, the extension will provide a defined role for the house, that of kitchen and dining area (whereas the 2017 extension did not propose a role, it simply provided more floor space). Via generous, bi-folding, door and window openings, these spaces will have improved connections with the adjacent garden. Furthermore, the introduction of the bay window seat, on the north east elevation, will create a place to 'dwell' indoors while, at the same time, provide intimate views of the kitchen garden beyond.

3.1.2.2 Externally, the extension will incorporate generous overhanging eaves, to create outdoor verandah spaces. They will provide spaces in which to sit and view the garden whilst remaining sheltered from the weather.

3.2 The proposal seeks to use forms and materials that 'resonate' with its rural/agrarian context, demonstrated as follows:

3.2.1 The extension incorporates a low pitched, dark finished, zinc metal roof, topped by a dark zinc clad rooflight 'cowl'. Both the form of the cowl - similar to that of a Kentish oast house - together with the metal finish are a direct reference to agricultural/farmyard architecture partly witnessed elsewhere in Ashley and the surrounding villages.

3.2.2 The walls of the extension will be clad in a dark/black stained, horizontal, timber board cladding. Again, this is a direct reference to the use of the same material to clad traditional barn structures.

3.3 The shape of the extension, together with its finishes, clearly distinguishes itself from the main house. This a deliberate move in order for the extension to be clearly 'read' as a separate, yet subservient, addition to the main house, without having to resort to any form of copy of it (arguably, how the 2017 extension might have appeared). In doing so, it enables the main house to maintain its prominence within its garden setting.

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**4.0 Other Design Matters: Access, Parking and Refuse**

- 4.1 The proposal will fully comply with the relevant sections of Approved Document M (Access to and Use of Buildings) of the Building Regulations 2010. Where applicable, level thresholds will be introduced to new doorways serving the outside.
- 4.2 Car parking will remain unchanged.
- 4.3 Refuse and bin storage provision will remain unchanged.

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**5.0 Pre-Application Advice**

- 5.1 In accordance with paragraphs 39, 40 and 41 of the NPPF, a thorough pre-application exercise was undertaken by the applicant.
- 5.2 Pre-application advice was sought for the proposal in November 2020. It involved the submission of a comprehensive set of information to Dover District Council LPA, consisting of the following:
  - 5.2.1 Photographs of the existing house.
  - 5.2.2 A location plan with the property curtilage bounded in red.
  - 5.2.3 Measured survey drawings for the entire property.
  - 5.2.4 A sketch drawing of the proposed ground floor plan.
  - 5.2.5 4 No. computer generated model images of the proposal.
  - 5.2.6 Copies of the plan and elevation drawings associated with the Planning Permission reference: DOV/17/00631.
- 5.3 Copies of the information submitted with the pre-application enquiry can be found in Appendices A, B, C and D of this document.
- 5.4 Due to Covid-19 restrictions, a site meeting between the applicant's Architect, Jeremy King, and the appointed Planning Officer, Rachel Morgan, was not possible to convene. However, on 30th November 2020, Ms. Morgan visited the property to assess the proposal, and met with the applicant.
- 5.5 A brief telephone conversation took place, between the Architect and the Planning Officer, on 2nd December 2020 to discuss the application in more detail. The Planning Officer confirmed that they had gained a thorough understanding of the proposal.
- 5.6 A formal letter of response regarding the pre-application was received by the Architect on 21st December 2020. A copy of the letter can be found in Appendix E of this document.
- 5.7 The response is considered to be positive and supportive of the proposal.

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**6.0 Conclusion**

- 6.1 This Design and Access Statement has sort to highlight that the design of the extension submitted with this application will improve upon the one that was submitted and approved by Dover District Council in 2017.
- 6.2 It has demonstrated that the proposal is wholly satisfactory in terms of access, car parking and refuse provision.
- 6.3 Furthermore, the Statement records the results of a robust pre-application enquiry exercise having taken place with Dover District Council Planning Department, in November 2020, using a comprehensive set of design information.
- 6.4 To that end, it is hoped that the proposal will be recommended for approval by the Local Planning Authority.

**Jeremy King**



**4 Faggs Cottages, Ashley, Kent CT15 5HY**

**Jeremy King Architects**

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**Appendices**

**Appendix A: Pre-application Photographs**

**Appendix B: Pre-application Drawings**

**Appendix C: Pre-application CAD Images**

**Appendix D: Plan and Elevation Drawings Associated with Planning Permission Reference: DOV/  
17/00631**

**Appendix E: Pre-application Response Letter**

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Jeremy King Architects

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Appendix A: Pre-application Photographs - *View of Existing Side/Garden Elevation*



**JEREMY  
KING ARCHITECTS**

4 Faggs Cottages : Image of Existing 01 : N.T.S. @ A3 : November 2020

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Appendix A: Pre-application Photographs - *View of Existing Front and Side/Garden Elevations*

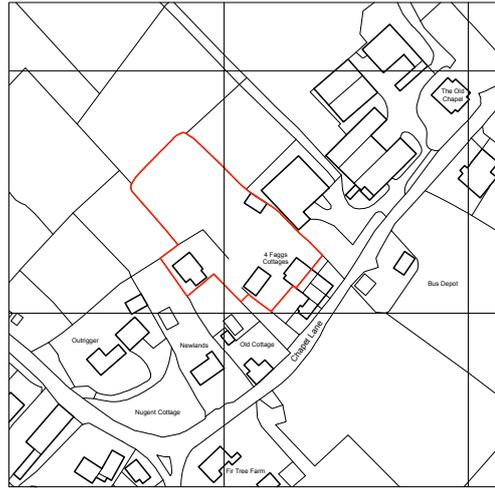


4 Faggs Cottages, Ashley, Kent CT15 5HY

Jeremy King Architects

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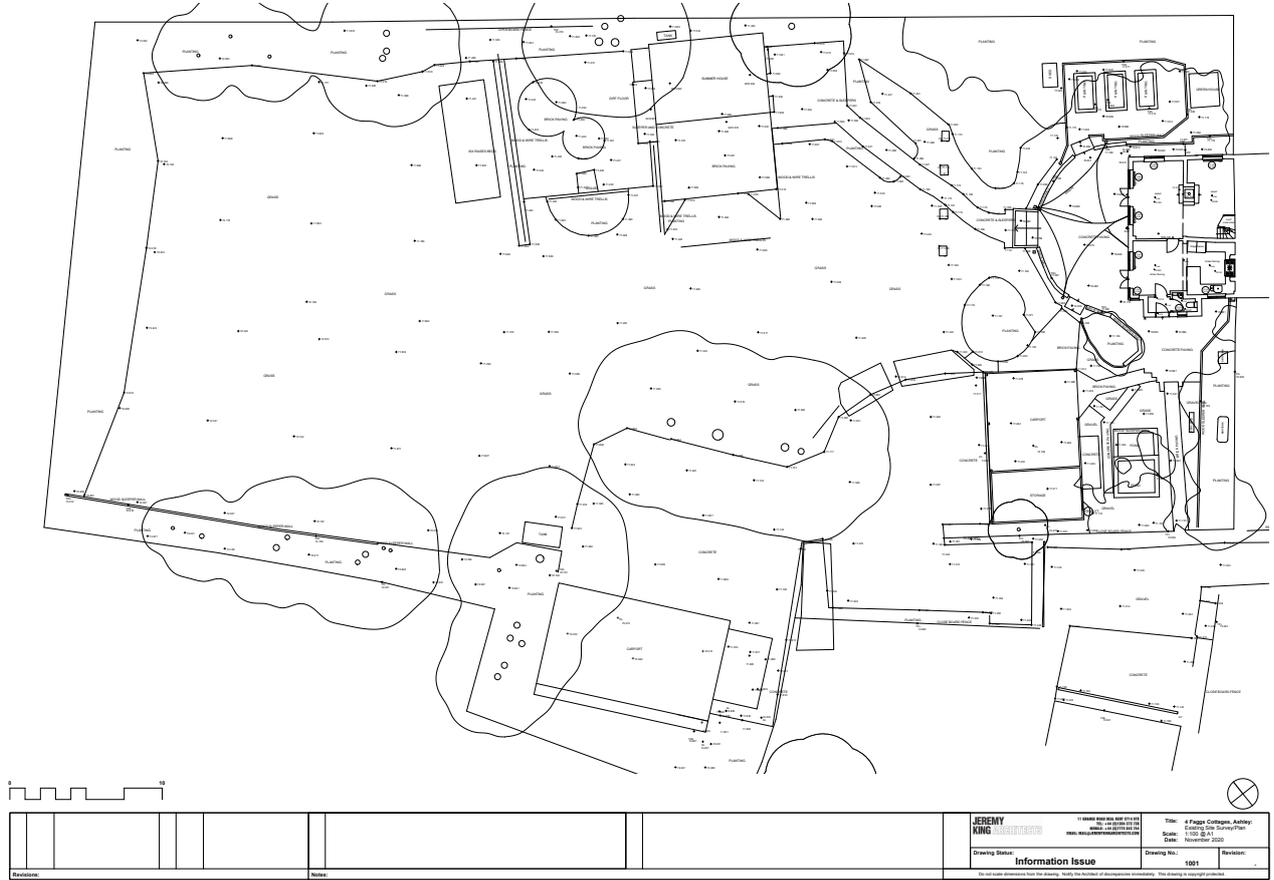
Appendix B: Pre-application Drawings - Location Plan



				<b>JEREMY KING ARCHITECTS</b> <small>11 ORANGE ROAD DEAL KENT CT14 9TS          TEL: +44 (0)1304 972 738          MOBILE: +44 (0)7779 842 734          EMAIL: MAIL@JEREMYKINGARCHITECTS.COM</small>		<b>Title:</b> 4 Faggs Cottages, Ashley: <b>Location Plan</b> <b>Scale:</b> 1:1250 @ A3 <b>Date:</b> November 2020	
				<b>Drawing Status:</b> <b>Planning Application Issue</b>		<b>Drawing No.:</b> <b>1000</b>	<b>Revision:</b> -
<b>Revisions:</b>				Do not scale dimensions from the drawing. Notify the Architect of discrepancies immediately. This drawing is copyright protected.			

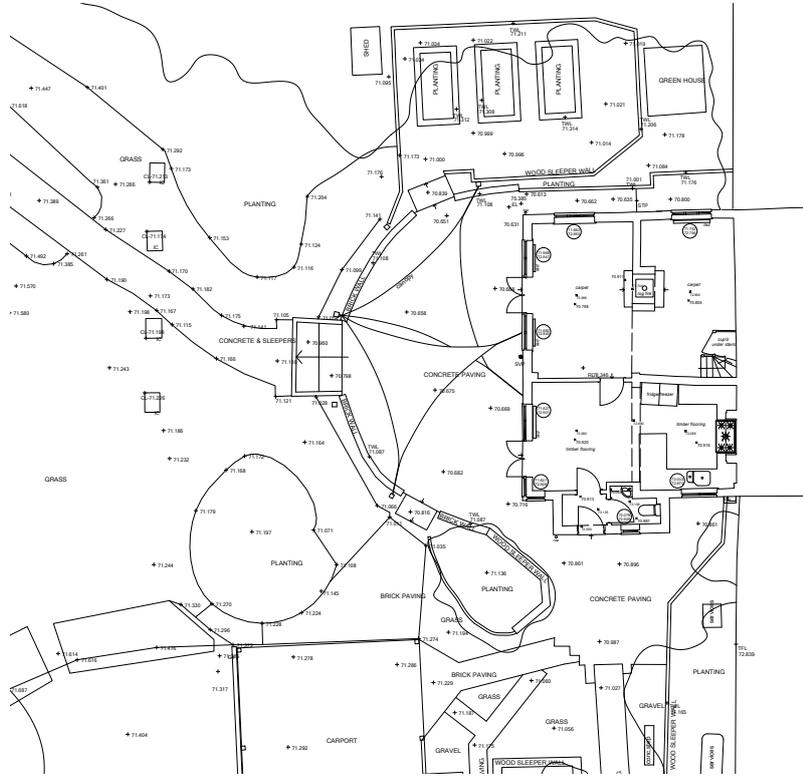
Design and Access Statement

Appendix B: Pre-application Drawings - Existing Site Topographical Plan



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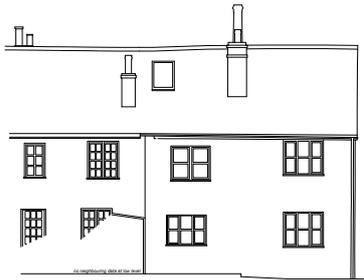
Appendix B: Pre-application Drawings - Existing Site Survey Plans



		<b>JEREMY KING ARCHITECTS</b> <small>116600 2000 000 000 000 000                  000 000 000 000 000 000                  000 000 000 000 000 000                  000 000 000 000 000 000</small>		Title: 4 Faggs Cottages, Ashley Scale: 1:500 Date: November 2020	
Drawing Status: Information Issue		Drawing No: 1002		Revision:	
Do not scale dimensions from this drawing. Refer to the schedule of dimensions for accuracy. This drawing is copyright protected.					

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Appendix B: Pre-application Drawings - Existing Site Survey Elevations



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION

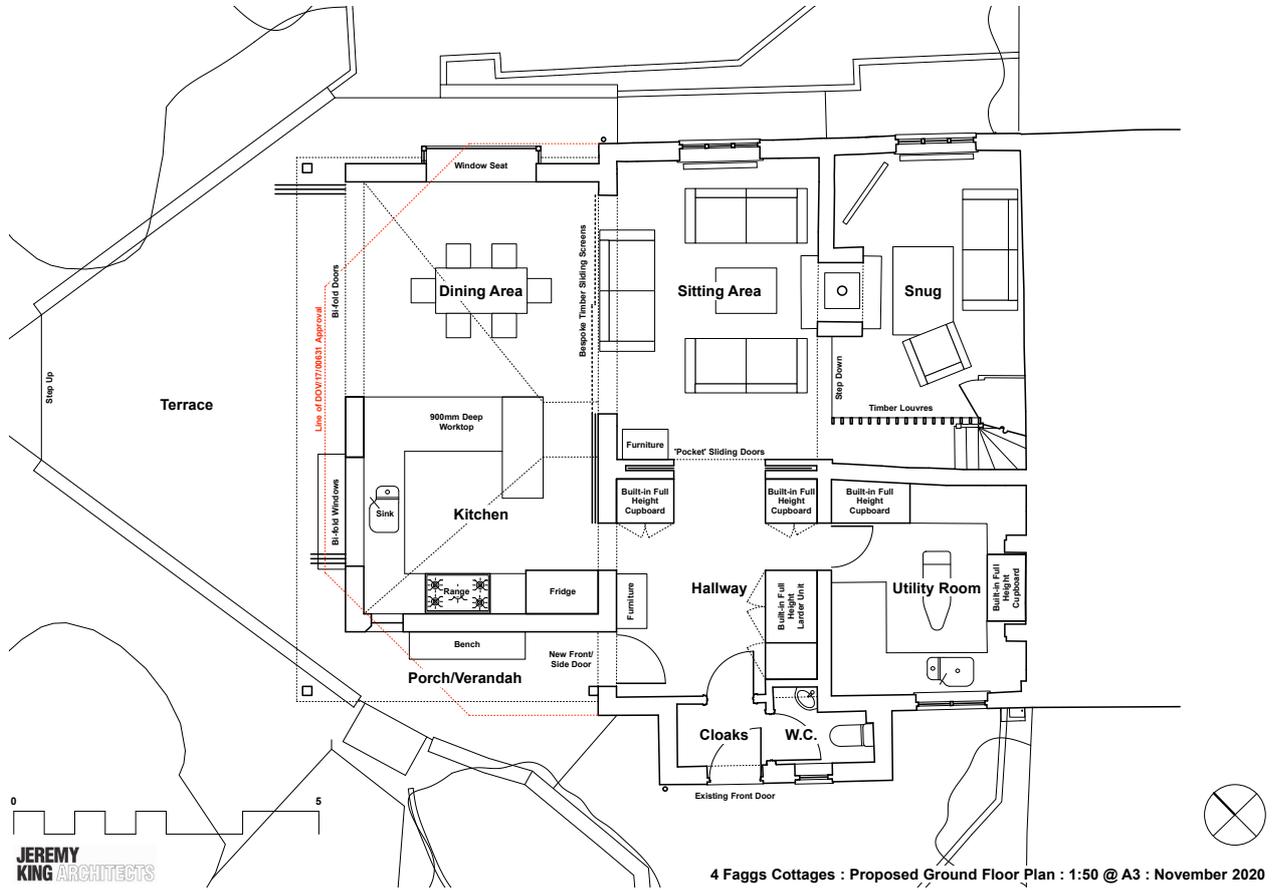


Revisions	Notes								

<b>JEREMY KING ARCHITECTS</b> 11100000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000 1000	Title: 4 Faggs Cottages, Ashley: Design and Access Statement Date: 11/08/16 November 2016
Drawing No.: 1016	Revision:

Design and Access Statement

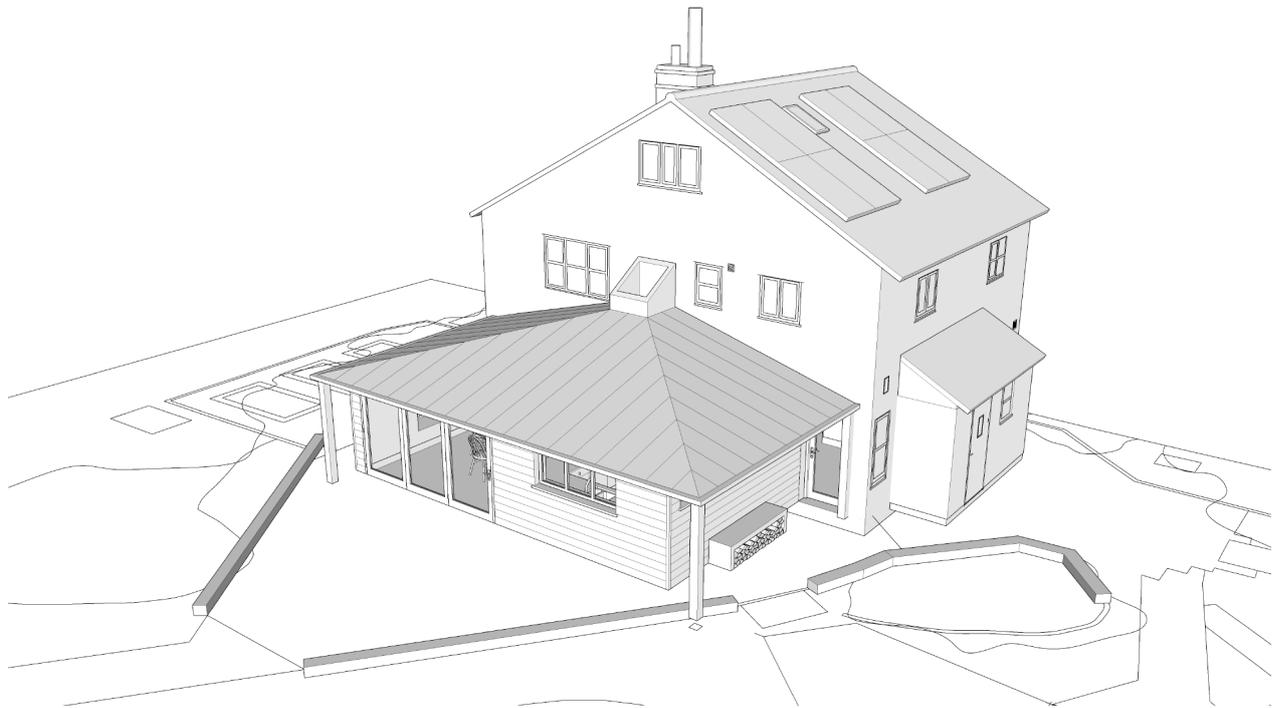
Appendix B: Pre-application Drawings - Proposed Ground Floor Plan





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Appendix C: Pre-application CAD Images - *Image View 01*



**Appendix C: Pre-application CAD Images - *Image View 02***



**JEREMY  
KING ARCHITECTS**

4 Faggs Cottages : Isometric View of Proposal 02 : N.T.S. @ A3 : November 2020

Design and Access Statement

Appendix C: Pre-application CAD Images - *Image View 03*



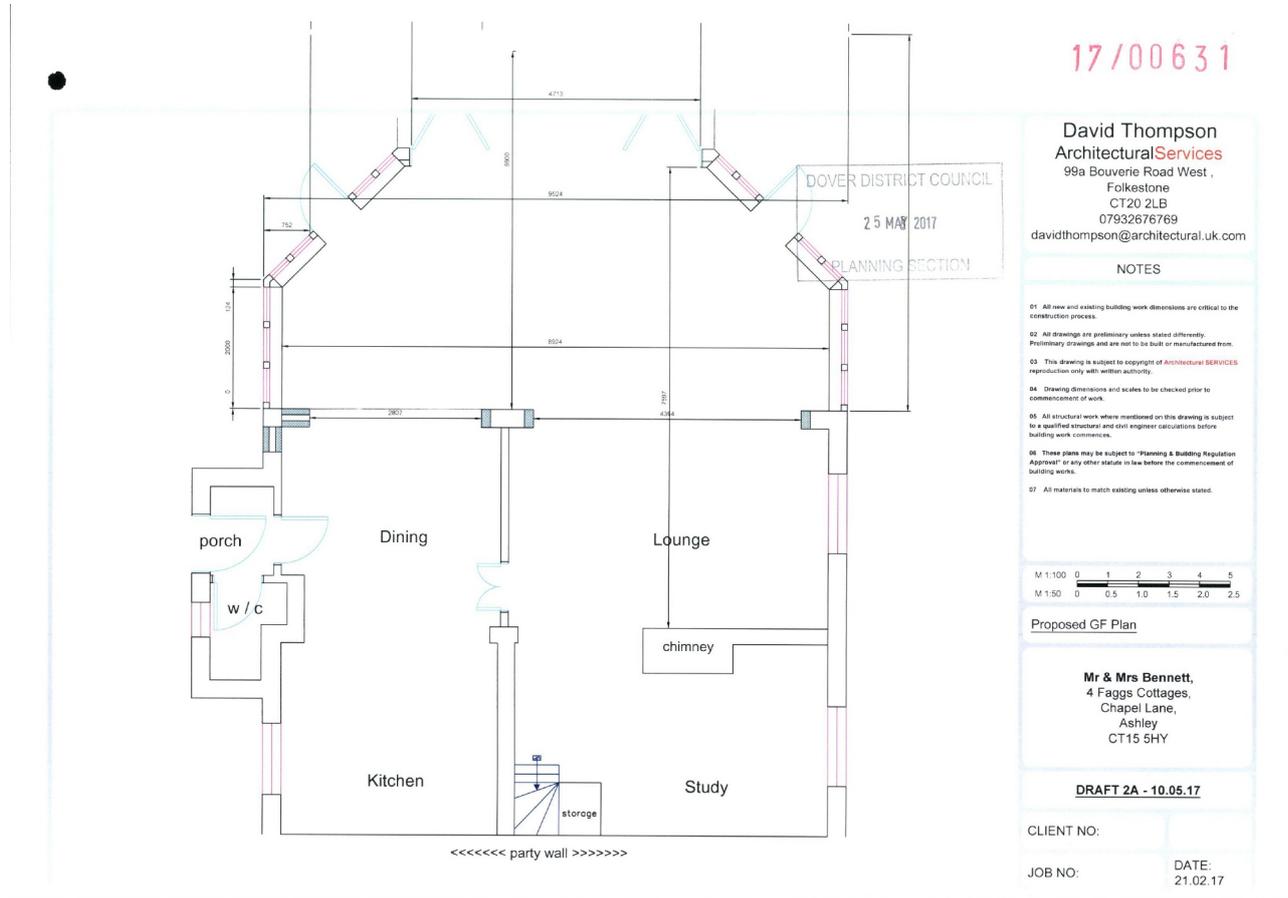
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Appendix C: Pre-application CAD Images - *Image View 04*



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Appendix D: Plan and Elevation Drawings Associated with Planning Permission Reference: DOV/17/00631 - Proposed Ground Floor Plan



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Appendix D: Plan and Elevation Drawings Associated with Planning Permission Reference: DOV/17/00631 - Proposed Elevations

Front Elevation

Left Side Elevation

Rear Elevation

Right Side Elevation

17/00631

**David Thompson**  
**Architectural Services**  
 99a Bouverie Road West,  
 Folkestone  
 CT20 2LB  
 07932676769  
 davidthompson@architectural.uk.com

NOTES

- 01 All new and existing building work dimensions are critical to the construction process.
- 02 All drawings are preliminary unless stated differently. Preliminary drawings are not to be built or manufactured from.
- 03 This drawing is subject to copyright of **Architectural Services** reproduction only with written authority.
- 04 Drawing dimensions and scales to be checked prior to commencement of work.
- 05 All structural work where mentioned on this drawing is subject to a qualified structural and civil engineer calculations before building work commences.
- 06 These plans may be subject to "Planning & Building Regulation Approval" or any other statute in law before the commencement of building works.
- 07 All materials to match existing unless otherwise stated.

M 1:100 0 1 2 3 4 5

M 1:50 0 0.5 1.0 1.5 2.0 2.5

Proposed Elevations

Mr & Mrs Bennett,  
 4 Faggs Cottages,  
 Chapel Lane,  
 Ashley  
 CT15 5HY

DRAFT 2A - 10.05.17

CLIENT NO:	
JOB NO:	DATE: 21.02.17
SCALE @ A3: 1:100	PG NO: 08

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Appendix E: Pre-application Response Letter - Page 1



Planning, Regeneration and Development Service  
Council Offices  
White Cliffs Business Park  
Dover  
Kent CT16 3PJ

Telephone: (01304) 821199  
Fax:  
DX: (01304) 872351  
Minicom: 6312  
Website: (01304) 820115  
www.dover.gov.uk

Mr Jeremy King

Contact: Miss Morgan  
E-mail: Rachel.morgan@dover.gov.uk  
Our ref: PE/20/00236  
Date: 21/12/2020

Dear Sir

**Town and Country Planning Act 1990 (As Amended)**

**Proposal: Single storey side extension – alteration of 17/00631**  
**Location: 4 Faggs Cottages, Chapel Lane, Ashley**

I write further to your enquiry received on 10<sup>th</sup> November 2020 and my site visit on 30<sup>th</sup> November 2020. A site location plan, existing and proposed elevations, floor plans a site survey and isometric views of the proposal have been submitted and you wish to be advised if there is scope to erect a single storey side extension on the northwest elevation of the dwelling.

At my site visit, the applicants also expressed an interest in erecting a detached dwelling within the rear garden of the site. Should the applicants wish to progress this, I recommend they submit a further pre-application enquiry with detailed plans, however to assist with this possible future enquiry, as discussed at my visit, I have provided a brief summary of how the development would be viewed under current planning policy.

**Relevant Planning Policies and Guidance**

The relevant planning policy is identified in the National Planning Policy Framework (NPPF) 2019, Dover District Council Core Strategy 2010 and Dover District Council Land Allocations Local Plan 2015. Additional information is included within the National Planning Practice Guidance and the National Design Guide (2019). The Kent Design Guide also provides additional information on design and appearance.

Local planning policy can be found in the Core Strategy (2010) and is available to view on our website at the following link: <https://www.dover.gov.uk/Planning/Planning-Policy-and-Regeneration/Adopted-Development-Plans/Home.aspx>

A new Local Plan is currently being produced and will be published online for consultation at the beginning of 2021. The plan has been through Cabinet and Scrutiny, with no changes required and as such, is a material consideration in the determination of applications. At the time of writing this response, as the Plan has not yet been out to public consultation and it holds very limited weight, however the weight attributed to its' policies will increase as it

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**Appendix E: Pre-application Response Letter - Page 2**

moves towards adoption. Further information is available at the following link:  
<https://www.dover.gov.uk/Planning/Planning-Policy-and-Regeneration/New-District-Local-Plan/Home.aspx>

**Planning History**

DOV/01/01133 Two storey extension – Withdrawn  
DOV/02/00148 Double storey end extension – Granted  
DOV/17/00631 Erection of single storey, first floor and second floor side extensions, insertion of 3no. rooflights to rear roofslope and external alterations – Granted

**Assessment**

The application site relates to an end of terrace dwelling which lies within the Hamlet of Ashley. The site is outside of the settlement confines set out in Policy DM1, and is therefore considered to be within the Countryside. The property is finished in a yellow/cream coloured render with brown timber windows and a tiled roof. To the northeast side of the dwelling is a tiled patio, and the lawned garden beyond is set at a slightly higher ground level. Beyond this, adjacent to the northeast site boundary is a summerhouse and there is a car barn and car port adjacent to the west boundary, with a large parking and turning area.

The site is in a SSSI Impact Risk Zone (IRZ), however consultation with Natural England would not be required for an application for extensions, or for a single dwelling. It is within a nitrate vulnerable zone for surface water and groundwater. The site is not located within the Kent Downs AONB, within a local or national nature reserve, SSSI, SAC, SPA or Ramsar, however, it is within source protection zone 3.

**Proposal**

The proposed single storey extension would be rectangular with a hipped roof and would create a kitchen and dining area. The agent has further clarified that the external walls would be finished in black featheredge boarding and the roof would be finished in black zinc, due to the shallow pitch. There would be an angled rooflight at the apex of the roof, which would allow diffuse daylight to enter the property (as due to the positioning of the extension to the north of the dwelling, there would be limited opportunity for direct sunlight).

In comparison to the previous six-sided extension approved under application DOV/17/00631 (which was to be finished in render with oak framed windows and a tiled roof matching that of the host dwelling), this rectangular extension would be slightly shallower, however the roof would have a greater overhang, providing a porch/veranda to the southwest side.

**Principle**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The site is located outside of the settlement confines identified in Policy DM1, however the exceptions of this policy permit development that is ancillary to existing development or



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### Appendix E: Pre-application Response Letter - Page 3

uses. As such, the erection of an extension is acceptable in principle, subject to other material considerations discussed below.

#### **Design & Impact on Countryside and Landscape Character**

As discussed, the site is located outside of the settlement confines and is considered to be within the Countryside. Paragraph 170 of the NPPF sets out that "decisions should contribute to and enhance the natural and local environment by... recognising the intrinsic character and beauty of the countryside". Policy DM15 sets out that development which would result in the loss of, or adversely affect the character or appearance of the countryside will only be permitted subject to a number of criteria. The proposed extension would be sited directly to the rear of the existing dwelling. It would be a single storey in height only and would be screened from wider views across the surrounding area by the trees and planting with the garden of the site, as well as by adjacent buildings. As such, the development is considered unlikely to result in harm to the character and appearance of the countryside and would accord with Policy DM15.

Policy DM16 relates to landscape character and seeks to avoid development that would result in harm to the character of the landscape unless it is in accordance with allocations made in the development plan, or it can be sited to avoid or reduce harm and/or incorporate design measures to mitigate impacts to an acceptable level. In this instance, due to the screening surrounding the site, and limited scale of the development, it is considered the proposals would be unlikely to result in significant harm to the character of the wider landscape and would accord with Policy DM16.

In respect of the design of the development, guidance on design is set out in NPPG, Kent Design Guide and the National Design Guide. Paragraphs 124 to 131 of the NPPF set out design expectations and Paragraph 127 is of particular relevance. It sets out that the development should function well and add to the overall quality of the area over the lifetime of the development, should be visually attractive, sympathetic to local character and history and maintain a strong sense of place. Whilst design is subjective, I consider that the proposed extension, although finished in different materials to those of the main dwelling, would be attractive. The zinc roof and timber weatherboarding would contrast well with the light coloured render and although appearing as a modern extension, would reflect the range of materials found on dwellings within the Hamlet. Due to its siting, scale and design, the extension would appear subservient to the main dwelling and, I consider, would enhance the appearance of the main dwelling, in accordance with the objectives of Paragraph 127 of the NPPF.

Were an application to be submitted and considered acceptable, we would require details of the type and colour of windows and doors to be installed. We would also likely impose a condition requiring samples of the external materials, which would include a sample of the stained timber boarding, as well as the zinc roof.

#### **Impact on Amenity**

Section (f) of Paragraph 127 of the NPPF identifies that development should ensure a high standard of amenity for existing and future users. Due to the siting and scale of the proposed extension, as well as its separation distance from other nearby dwellings, the development is considered unlikely to result in undue harm to amenity in respect of overshadowing, overbearing or loss of privacy. As such, it is considered the extension would afford existing and future users a good standard of amenity, in accordance with Paragraph 127(f) of the NPPF.

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Appendix E: Pre-application Response Letter - Page 4

Nonetheless, it may be helpful when submitting an application, to identify the location of planting and boundary treatments (as well as their heights and types), which would screen views of the development from neighbouring properties and the wider countryside, as this would help to support the conclusion that the development would be unlikely to result in harm.

Flood Risk: The site is located within Flood Zone 1, which has the lowest risk of flooding and the development would be unlikely to result in harm from flood risk. Due to the scale of the proposals, a flood risk assessment would not be required for an extension.

Parking/Highways: The proposed extension would create no additional bedrooms and as such, the existing off-street parking provision (which accords with Policy DM13) is acceptable.

**Detached Dwelling:**

As discussed at my site visit, the site is located outside of the settlement confines identified in Policy DM1. The creation of a separate dwelling in this location would not accord with any of the exceptions of this policy, however the weight afforded to the policy is reduced and the tilted balance identified in Paragraph 11 of the NPPF is engaged as the policy is out of date and in conflict with the objectives of the NPPF. Nonetheless, Policies DM11, DM15 and DM16 would also be relevant in the consideration of an application. In this case, there are very limited services available within the hamlet, and as a result, it is likely that it would be considered an unsustainable location for a dwelling, contrary to the objectives of the NPPF. As you will be aware, an application for a dwelling at The Outrigger (to the southwest) of the site was allowed at appeal and I would recommend you review the Inspectors' Decision, as well as the Officer Report to understand the key considerations. For further advice, I would recommend you submit an application for pre-application advice.

**Conclusion**

The site is located outside of the settlement confines identified in Policy CP1 and DM1, however an extension would comply with the exceptions of this policy and would be considered acceptable in principle. Due to its siting and scale, the proposed extension would be unlikely to result in undue harm to the character and appearance of the countryside and wider landscape area, or to the residential amenities of neighbouring properties.

You will appreciate that this advice is given at officer level only and is not binding on the Council. Should you decide to submit a planning application, it may be that other issues may arise during the advertisement and consultation period.

If you do choose to pursue a formal application then the following documents required for validation can be found at the following link; <http://www.dover.gov.uk/Planning/Planning-Applications/Making-Applications/Application-Forms.aspx>

I hope this is of assistance.

Yours faithfully

**Rachel Morgan**  
Planning Officer