

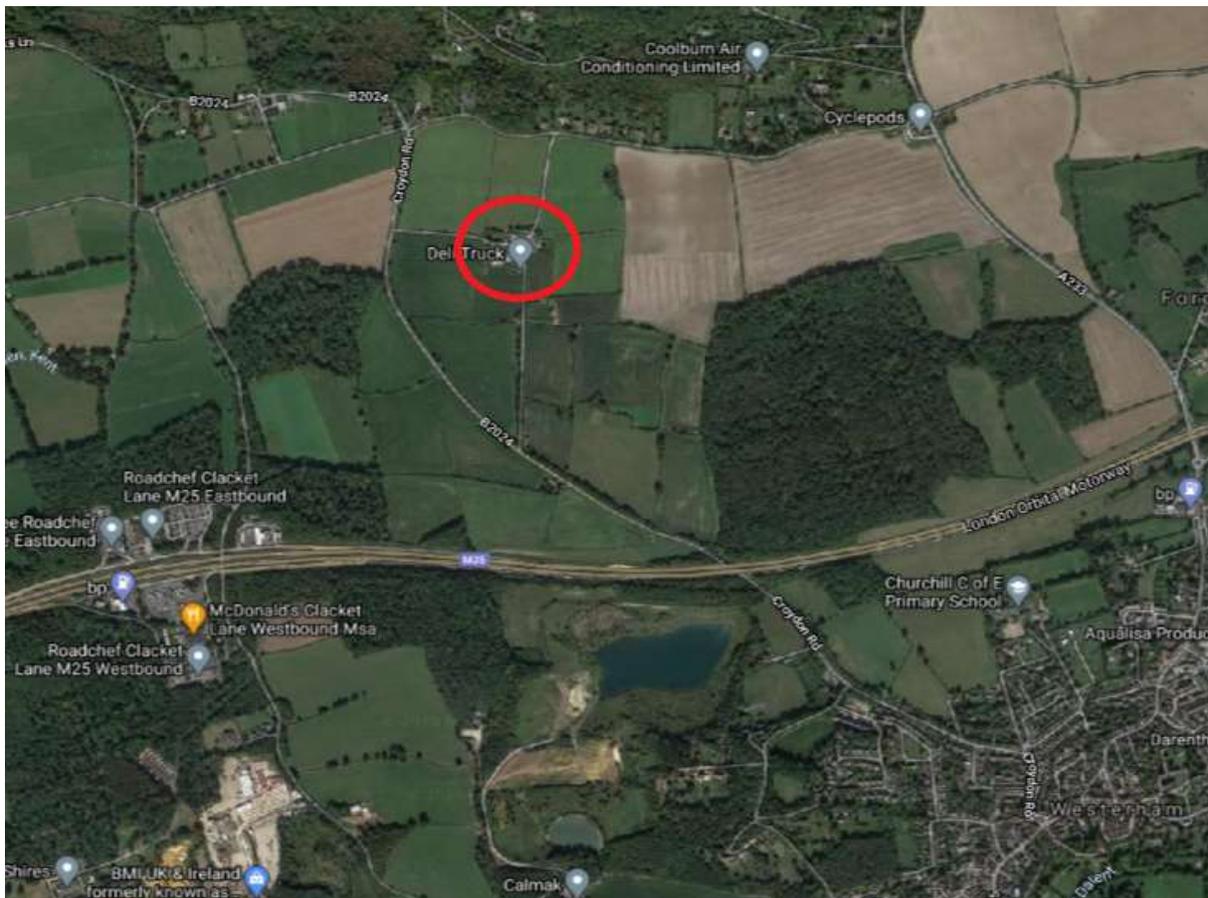
# COMBINED DESIGN AND ACCESS/SUPPORTING STATEMENT FOR THE INSTALLATION OF A DETACHED OUTBUILDING AT GAYSHAM FARM, PILGRIMS WAY, WESTERHAM TN16 2DT

## 1. Introduction

1.1 This document has been prepared by Beacon Hill Planning for the erection of a detached outbuilding at Gaysham Farm, Pilgrims Way, Westerham. The site is located in the Green Belt and the farmhouse is a Grade II listed building.

## 2. Planning history

2.1 A milking parlour and cow-feed hopper were granted in the mid 1990s and the main house was the subject of an approval for various extensions in 2006/07. There are no records of outbuildings within the curtilage of the dwelling.



Location of site

### **3. Planning policy update**

3.1 The original National Planning Policy Framework was published by Central Government in March 2012 and was an important material consideration in the determination and assessment of all planning applications. In February 2019 the Government published its revised National Planning Policy Framework (NPPF), which sets out the Government's planning policies for England and how these should be applied.

3.2 The purpose of the planning system is to contribute to the achievement of sustainable development. There are three aspects that comprise this goal:

- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.3 Achieving sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to): moving from a net loss of biodiversity to achieving net gains for nature; improving the conditions in which people work; widening the choice of high quality homes; securing high quality design; supporting

the transition to a low carbon future; contributing to conserving and enhancing the natural environment and reducing pollution; and improving the health, social and cultural well-being for all.

3.4 The Government's planning policies on design are set out in section 12 of the Framework. The initial paragraph of the section states that *"the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*

3.5 Paragraph 127 advocates that planning policies and decisions should ensure that developments:

*"a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change."*

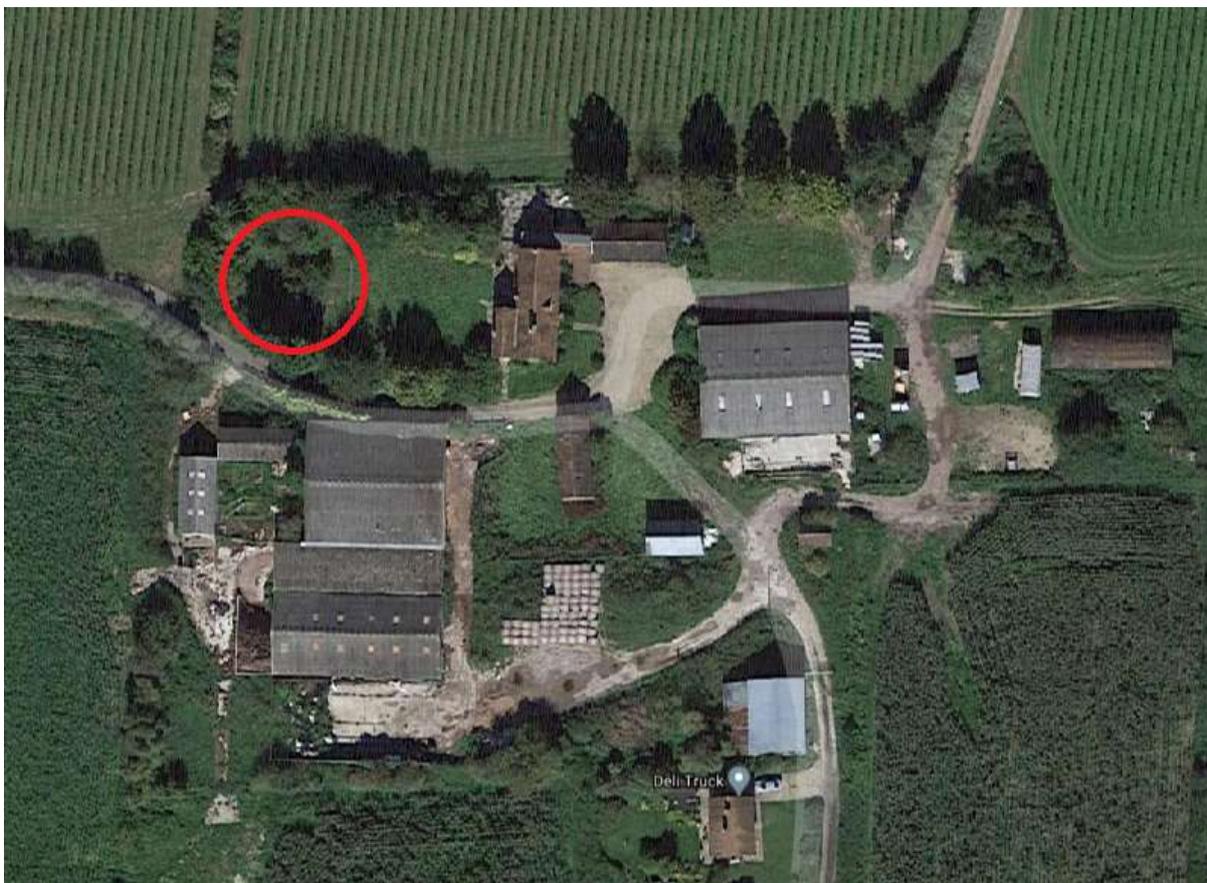
*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and*

*where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

3.6 The site is situated in the Metropolitan Green Belt. Chapter 13 of the NPPF refers and begins by stating that *“the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”*



Approximate siting of outbuilding

3.7 Within the Section 'Proposals affecting the Green Belt' it is stated that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

3.8 Policy GB3 in the Sevenoaks District Council's Allocations and Development Management Plan Development Plan Document February 2015 (DPD) and accompanying guidance in the Council's Development in the Green Belt Supplementary Planning Document February 2015 (SPD) allow outbuildings in the Green Belt located more than 5m from the existing dwelling where the building, including the cumulative impact of other outbuildings and extensions within the curtilage of the dwelling, would be ancillary to the main dwelling in terms of function and design and would not materially harm the openness of the Green Belt through excessive bulk or visual intrusion. By way of the advice in the SPD, the Council seeks to limit the size of outbuildings to a maximum floorspace of 40sqm (measured externally).

#### **4. Analysis of the proposals**

##### *4.1 Green Belt and character*

The proposed outbuilding would be located on the western, rear boundary of the site. In terms of the requirements of policy GB3, the intended use of the proposed building, containing bed, bath and living accommodation, would be ancillary to the main dwelling in terms of function. With regard to design the building would be in keeping with the rural setting and its appearance would support the ancillary nature of the outbuilding. New native hedgerows would be planted around the structure to provide ecological gain and would be the subject of an appropriate condition.

4.2 The size of the proposed building, at under 40sqm, would not be larger than is strictly necessary to meet the functional requirements. In respect of its overall scale, the new building would be of similar size to other existing structures in the rear gardens of other dwellings across the District. As such the scheme would not materially harm the openness of the Green Belt.

##### *4.3 Living conditions*

With regard to other local residences it is submitted that given the separation distances to neighbouring houses and existing boundary planting there would be no undue harm in respect of loss of light, privacy or overbearing effects.

#### 4.4 *Listed building*

The pod would be located at the end of the rear garden of the property. Given the distance to the listed building and intervening planting, which as outlined above can be secured by condition, the significance of the heritage asset would not therefore be materially affected by the proposal.

4.5 In conclusion there would be no material harm to the Green Belt, rural character, residential amenity or the Listed Building as result of the scheme. Please contact the agent should there be any concerns during the course of the application and prior to any decision.