Design and Access Statement

Proposed dormers to
Highcroft
Main Road
Knockholt
Kent
TN14 7NT

14th January 2021

This Design and Access Statement is to be read in conjunction with the existing site photographs and other documentation contained in the appendices at the end of this statement.

Site analysis and planning history

Highcroft is located to the northside of Main Road and is to the south west of the village.

The property is located within the Green Belt

Highcroft is a large property and was extended approx. 6 years ago to the rear under planning application ref SE/14/02536/House.

The permitted development rights were also removed under this application.

This extension replaced an indoor swimming pool.

Previous relevant planning history for the site.

85/00400 – House extension and new covered swimming pool granted planning permission on 09-07-1985

01/01132 Demolition of enclosed porch and the erection of a new storm porch with gable to front, granted planning permission on 04-07-2001.

Planning permission is being sought for the removal of the existing roof lights within the top floor bedroom, landing and bathroom and replaced with traditional dormers as indicated on the accompanying drawings.

The proposal does not increase any floor areas as the dormers are set slightly further back into the room to fit within the roof profile. There is a slight increase in volume of 1.8m3 per dormer x 6 = 10.8m3 the total for all the proposed dormers.

I refer you to appendix B at the rear of this statement, which contains the planning statement that accompanied the most recent planning application ref SE/14/02538, where the existing and proposed floor areas / Volumes were tabled.

Looking at the last proposal, SE/14/02538 there was a reduction in floor area and a reduction in volume of 79m3 when the rear extension was built compared to the original structure that was demolished. Refer to Appendix B

Considering the proposed dormers, and their volume of 10.8m3 there is still a reduction in the volume compared to the original volume of the property before the swimming pool was replaced, and therefore I would argue that the construction of the dormers would not constitute inappropriate development within the Green Belt as the volume increase in total would still be less than the original house before application ref 14/02538 was built.

The proposed dormers are located within the original roof space and do not encroach further into the landscape and I would therefore argue that the openness of the Greenbelt would be maintained. The design is in harmony with the host dwelling and surrounding buildings. The proposed dormers do not cause loss of any residential amenity to surrounding residents.

The replacement of the existing rooflights is sought as they leak / and do not fully operate and are too old to repair. They are also impossible to black out.

The creation of the new dormers will complement the host dwelling. The materials used will also reflect the materials used in the existing dwelling including tiled roof and dormer cheeks with double glazed timber windows.

Conclusion

The proposed dormers will complement the host dwelling and replace the inefficient / unrepairable rooflights. The increase in volume is slight and is still less than the original host dwelling before the swimming pool was replaced under planning application ref SE/14/02538. The property is set well back from the main road and there is no overlooking caused by the introduction of the dormer windows. The materials used will be sympathetic to the hose dwelling.

Aerial View

Aerial view of site

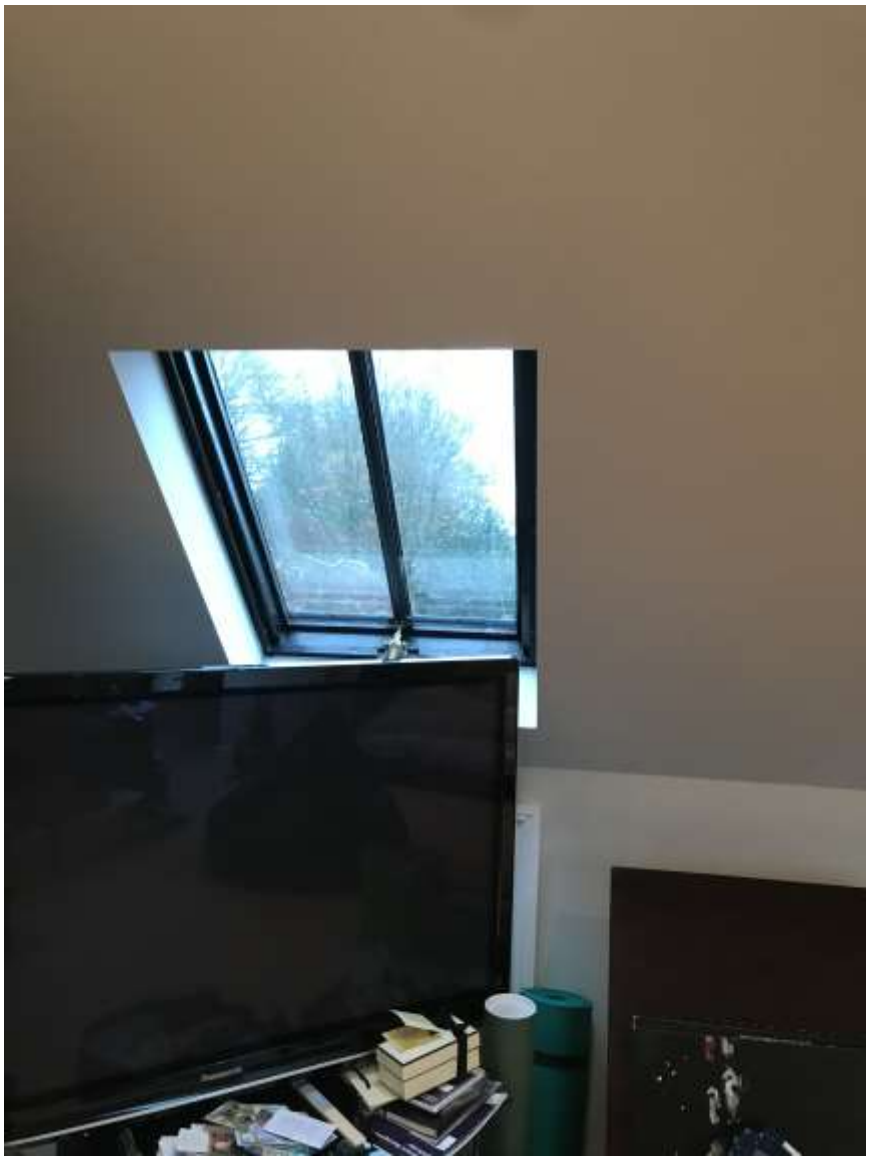
Appendix A

Existing Site Photographs

Existing front elevation.

Existing rear elevation

View to Velux rear dormer from inside.



View to conservation rooflight to front of dwelling as viewed from inside.

View to low level conservation rooflight to front of dwelling viewed from inside.

Appendix B
Application letter for SE/14/0253/HOUSE

ROBINSON ESCOTT PLANNING LLP

CHARTERED TOWN PLANNING AND DEVELOPMENT CONSULTANTS

DOWNE HOUSE, 303 HIGH STREET, ORPINGTON, KENT BR6 0NN T: [illegible]
email: enquiries@replanning.co.uk website: www.replanning.co.uk

Development Control
Sevenoaks District Council
Council Offices
Argyle Road
Sevenoaks Kent TN13 1HG

04 August 2014

OUR REF: JT/AY/14/120

SEVENOAKS DISTRICT COUNCIL
REC'D 05 AUG 2014
COMMUNITY & PLANNING SERVICES

Dear Sir or Madam

High Croft, Main Road, Knockholt, Kent.
Proposed single storey extension

We are instructed by Mr and Mrs Yates to advise and to prepare a planning application for the above development. We have worked closely with BHD architects who have prepared the application drawings.

Please find enclosed a planning application for your consideration relating to the above, together with supporting **Planning, Design and Access** information contained within this letter and two copies of the following drawings and documents:

- Drawing No 4013-PD-01 Existing Floor Plans
- Drawing No 4013-PD-02 Existing Roof Plan
- Drawing No 4013-PD-03 Existing Elevations
- Drawing No 4013-PD-04 Rev C Proposed Floor Plans
- Drawing No 4013-PD-05 Rev C Proposed Elevations
- Drawing No 4013-AX01 Site and Location Plans

A fee cheque for £172 is enclosed in respect of the correct application fee.

Site analysis and planning history

The application site is located on the northern side of Main Road, Knockholt to the south west of the village centre.

The site is located within the Green Belt.

The site contains a substantial dwelling within a large plot. The dwelling has an existing substantial single storey rear extension building containing a swimming pool. This is the building the subject of this application, as shown in detail on the application drawings.

The following sets out the relevant recent planning history for the site:

85/00400 House extension and new covered swimming pool.
Permission granted 09/07/1985.

JOHN ESCOTT BA (HONS) DipTP MRTPI JO TASKER BSc (HONS) DTP MRTPI PETE HADLEY BA (HONS) DipTP MRTPI
MARK BATCHELOR BSc (HONS) MSc MRTPI ANTHONY FRENDO BA (HONS) MSc RACHEL ESCOTT BA (HONS) DipTP
CONSULTANT: FREDERICK ROBINSON BSc MPhil DipTS FRTPI CMILT

/01749 Demolition of enclosed porch and erection of a new storm porch with gable to front.
Permission granted 04/07/2001

Proposal

Planning permission is sought for the demolition of the single storey rear extension building and its replacement with a single storey building of a different design. This includes the replacement of the linking element between the dwelling and the existing extension and internal reorganisation of accommodation.

The proposed development is shown in detail on the submitted application drawings.

The following sets out the existing and proposed floor areas and volume. We have taken care to ensure a reduced form of development both in terms of gross internal floor area and volume. Also ensuring a reduction in the height of the proposed replacement extension building in comparison with the existing by 0.9m.

Existing

Gross Internal Floor Area 161.5 m2

Volume 572.5 m3

Proposed

Gross Internal Floor Area 150 m2

Volume 493.49 m3

The proposed extension building has been carefully designed to be subservient to the main building, matching the form and materials of the original building.

Planning Policy Considerations

The site is located within the Green Belt.

Account has been taken of Government advice contained within the National Planning Policy Framework (NPPF) and relevant Development Plan Policies comprising saved policies of the Sevenoaks District Local Plan (2000), policies within the adopted Sevenoaks Core Strategy (February 2011) and also policies within the emerging Allocations and Development Management Plan.

The National Planning Policy Framework

Advice within the NPPF on decision taking, from paragraph 186, advises that Local Planning Authorities should approach decision taking in a positive way to foster the delivery of sustainable development and should look for solutions rather than problems.

Green Belt policy within the National Planning Policy Framework is the starting point for the consideration of the acceptability of the proposed extension. Paragraph 89 of the Framework

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ows for the extension or alteration of a building within the green belt provided that it does not result in disproportionate additions over and above the size of the original building. This paragraph also allows for the replacement of a building provided that the new building is in the same use and not materially larger than the one it replaces. The original building is defined as the building as it existed on 1st July 1948 - in this case the "original" building has been extended significantly already and therefore there is no potential for additional extensions. However, the replacement of existing built development is appropriate as compliant with the purposes of including land within the green belt and will not, in this case, decrease the openness of the green belt. The proposed development has been designed in compliance with this policy advice and also with the detailed design advice within Section 7 of the NPPF that seeks high quality new development.

Section 7 of the NPPF (Requiring good design) advises that good design is a key aspect of sustainable development and should contribute to making places better for people. Paragraph 58 advises that developments should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. Development should be visually attractive as a result of good architecture and appropriate landscaping. Paragraph 64 advises that development should improve the character and quality of an area and the way that it functions.

Sevenoaks Local Plan and Core Strategy

Core Strategy Policy SP1 (Design of new development and conservation) advises that all new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated.

The following Sevenoaks Local Plan policies are relevant

- Local Plan Policy H14A (Extension of Existing Dwellings) provides the Council's interpretation of the advice set out in PPG2 that has now been restated in the NPPF. This policy sets out criterion for development found to be acceptable in relation to extensions to dwellings within the Green Belt. The NPPF allows for the replacement for a building within the green belt and therefore is to be taken into account when assessing development against this policy. The proposal has been designed to satisfy the relevant criteria set out within this policy in the following ways:
    - The existing building was originally designed and constructed for residential use and built on permanent foundations on the site.
    - The proposed extension will not facilitate the creation of a separate residential unit but enlarges existing residential accommodation.
    - The design of the extension is sympathetic and well-articulated to the existing dwelling and does not result in a reduced form of development in comparison with the current building.
- Local Plan Policy EN1 (Development Control: General Principles) sets out general criteria for consideration in determining all applications. The proposal has been designed to comply with relevant criteria in the following ways:

1) The design is in harmony with adjoining buildings and incorporating materials and landscaping of a high standard.

2) The layout of the proposed development respects the topography of the site and retains landscape features.

3) The application building is not visible from any other dwellings and therefore will have no adverse impact on the privacy and amenity of the locality.

4) The proposed development ensures a satisfactory environment for future occupants.

5) The proposed development maintains satisfactory means of access and parking.

Emerging Allocations and Development Management Plan. (Draft for submission, Nov 2013).

Policy GB1 (Limited extension to dwellings in the Green Belt) reiterates saved policy H14A.

Access

The proposed development would be able to be adapted if required to be accessible to all, regardless of age, disability, ethnicity or social grouping. Access for emergency services would be as existing.

In conclusion, it is submitted that the application proposal constitutes a carefully and sensitively designed replacement extension building proposal, sympathetic to the character of the surrounding area with minimal visual intrusion. The proposal represents an appropriate development within this Green Belt site, resulting in a slight reduction in the built development within the site. This is having regard to adopted Development Plan Policy and Government Policy set out within the NPPF.

It is therefore respectfully requested that planning permission be granted for the proposed development

If you require any further information or wish to arrange to visit the site then please do not hesitate to contact me

Yours sincerely

[redacted]

Mrs J S Tasker BSc (Hons) BTP MRTPI
ROBINSON ESCOTT PLANNING

Enclosures: