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Dear Sir/Madam

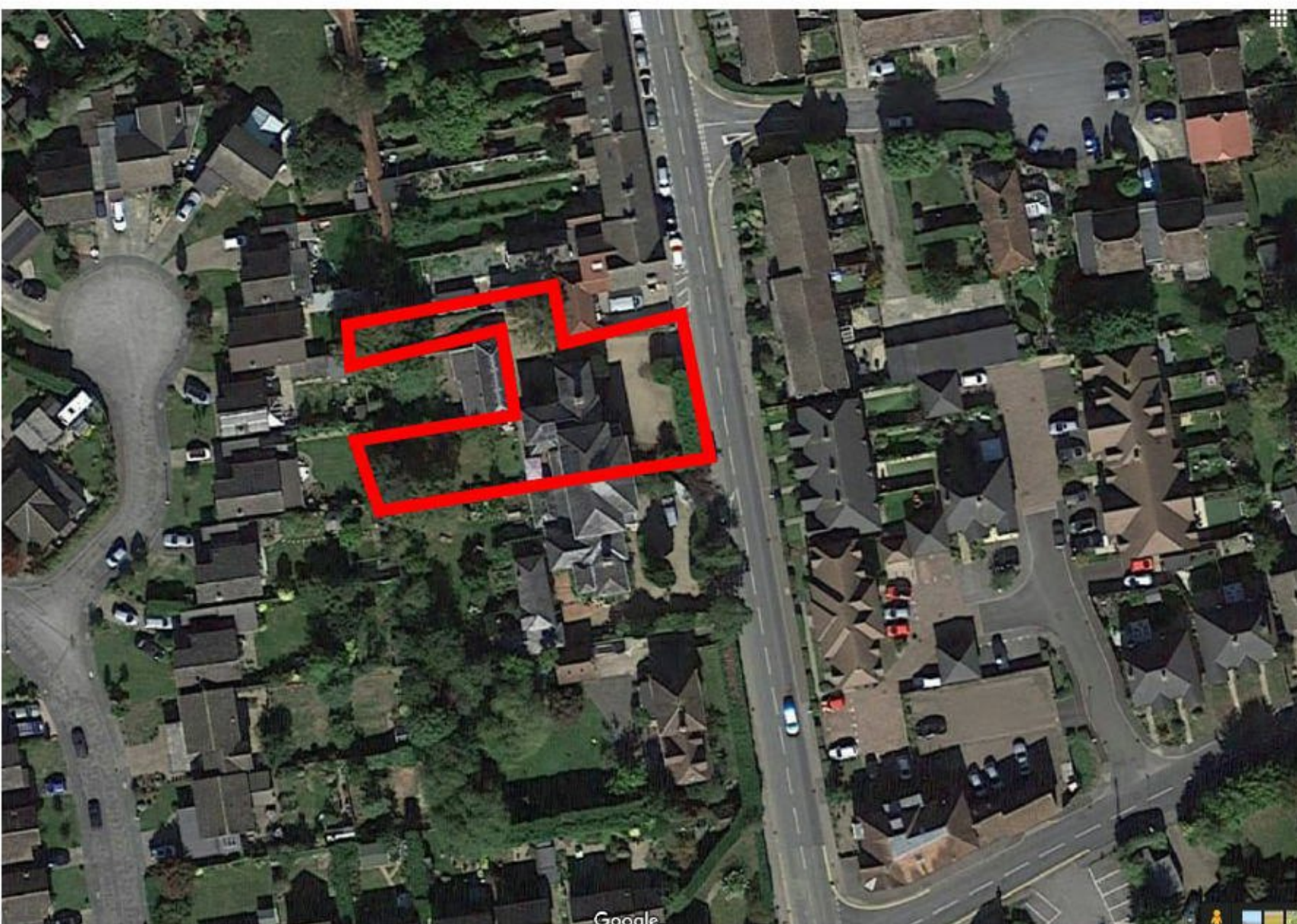
**Site – Firs Lodge, Main Road, Edenbridge**

**Proposal – Demolition and rebuild of existing single storey side extension; internal alterations to create kitchen / breakfast area, and new wc.**

This letter has been prepared in support of a planning and Listed Building consent application for the above works. We set out a brief description of the site and planning history, followed by a review of relevant planning policies. The final section of this letter involves a full assessment of the material considerations relevant to this development. In addition to this statement planning application forms and full drawings have also been provided.

**Site**

The site comprises a three-storey, semi-detached, grade II listed dwelling on the western side of Main Road, within the settlement boundary of Edenbridge. The property was constructed circa 1840 and according to the listing description comprises a pair of attached houses in '*red brick in Flemish bond with some blue headers and with stuccoed dressings; painted brick at rear, low-pitched slate hipped roof with deep eaves and ornate brackets with pendants to the eaves of central block.*' The site has an irregular plot shape with a small rectangular strip protruding on the northern boundary where the proposed garage would be sited.



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The character of the surrounding area is varied. Dwellings have been constructed at a variety of heights with terraced, detached and flatted buildings also within the locality. The property is located within close proximity to Edenbridge train station with the town centre further to the south. As a result, the property is considered to be within a sustainable location.

### **Planning History**

The property has a fairly extensive planning history, none of which relates specifically to this proposal. These applications include permission being granted for the conversion of the existing house into 3 flats (Ref 90/00584 and 585). The latest applications relate to the provision of solar PV panels to the roof slope (16/02311/HOUSE, 16/02312/LBCALT). More recently, permission has been granted for works to the windows, roof and rainwater goods.

### **Planning Proposal**

Planning permission is sought for the demolition of an existing single storey side projection, and erection of a single storey replacement which infills a small gap towards the rear of the house. Internally, there are some revisions to include the removal of an interior wall to open-up the existing utility area. The existing kitchen would become a utility room and a downstairs wc would be placed within the new utility area. Planning permission is required due to the Listed status of the building.

External materials and window glazing areas are to match the existing property.

### **Planning Policies**

#### **National Planning Policy Framework 2019**

Paragraphs 184 – 202 relate to the historic environment and require LPA's to ensure that new developments conserve and enhance historic assets. Para 192 states that

*In determining applications, LPA's should take account of:*

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.*

#### **Core Strategy 2011**

This policy document was adopted in February 2011 and sets out various objectives and provides the overarching principles to deliver the essential development needs of the District up to 2026.

Policy SP1 relates to Design of New Development and Conservation and states 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.*' In relation conservation it states that '*the District's heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced.*'



## Allocations and Development Management Plan 2015

This policy document was adopted in February 2015 and sits alongside the Core Strategy. It sets out a number of Development Management policies which all new proposals are assessed against. Three policies are considered to be relevant to our proposals, namely, Policies EN1, EN2 and EN4.

Policy EN1 – Design Principles provides a criteria that needs to be met in order to create places of high quality design. This criteria includes ensuring *‘the form of the proposed development would respond to the scale, height, materials and site coverage of the area’*

Policy EN2 relates to Amenity Protection. This policy states that;

*Proposals will be permitted where they would provide adequate residential amenities for existing and future occupiers of the development and would safeguard the amenities of existing and future occupants of nearby properties by ensuring that development does not result in, and is not located in areas where occupiers of the development would be subject to, excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion and where the built form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties.’*

Policy EN4 – relates to heritage assets and states that;

*Proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.*

*Applications will be assessed with reference to the following;*

- *The historic and/or architectural significance of the asset;*
- *The prominence of its location and setting; and*
- *The historic and/or architectural significance of any elements to be lost or replaced.*

### **Material Considerations**

This proposal involves a small single storey extension, with the remainder of the works being internal to the fabric of the building. Consideration therefore needs to be given to the impact of the proposal upon the setting of this historic asset, the impact upon the wider character of the area and amenities on neighbouring properties.

### **Impact on Listed Building**

The proposed replacement single storey extension would be very modest in scale to the existing dwelling, and would not protrude outward beyond the existing single storey elements on this part of the house. The new glazing areas would be to match the existing dwelling in scale, design and style. Further, appropriate materials would be used, including the use of matching brick and roofing tile. The existing single storey element which is to be replaced is currently suffering from erosion and is actually coming away from the rear corner of the existing house, having not been ‘tied-in’ to the original dwelling when constructed. We therefore consider that the proposal is appropriately designed resulting in no adverse impact upon the neighbouring historic assets and in accordance with Policy EN4.



### Character of Locality

The proposed extension has been designed to be reasonably modest in size and would use appropriate materials. There would be no impact on the wider street scene being hidden largely from public view. Overall, we consider the proposal has been carefully designed to not have an adverse impact upon the character of the street scene and wider locality. We therefore consider that the proposal is appropriately designed and in accordance with Policy EN1.

### Amenities of neighbouring dwellings

The extension would be sited close to the adjacent property known as 'The Stables'. However given its modest size, it would not project beyond the existing building line and would therefore protect the existing level of amenity afforded to adjacent occupiers. There would be no impact on existing levels of privacy.

The development would not have an overbearing impact. We therefore consider that the proposal would accord with Policy EN2.

As set out above, we consider that we have successfully demonstrated that our proposals would accord with policies EN1, EN2 and EN4 of the Allocations and Development Management Plan 2015 and Policy SP1 of the Core Strategy 2011. We respectfully request that our proposals are approved.

*Yours Faithfully*



*Simon McKay BSc MA MRTPI*  
Director, SJM Planning Ltd