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PLANNING APPLICATION

BY

MR J. GERARD

RELATING TO

KEEPERS COTTAGE
72 SOMERDEN GREEN
CHIDDINGSTONE
KENT
TN8 7AL

PLANNING, DESIGN, HERITAGE & ACCESS STATEMENT

OUR REF: PH/20/317

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1. INTRODUCTION

1.1. We have been instructed by Mr J Gerard to prepare and submit an application for householder planning permission and Listed Building Consent to convert and link two outbuildings located within the residential curtilage of his property currently used as a home office, garage, and playroom to enable a residential annex to be provided.

1.2. The existing buildings are curtilage Listed with the dwelling at Keepers Cottage comprising a Grade II Listed dwelling house. The outbuildings are positioned forward of the principal elevation of the dwelling on the right-hand side of the entrance to the property.

1.3. This application has therefore been prepared having regard to the dwelling's status as a heritage asset and also considers the property's location within the Green Belt and an Area of Outstanding Natural Beauty.

1.4. This statement is accompanied by detailed existing and proposing floor plans and elevations of the buildings in question that are provided by Crofton Design Services. No elevations and floor plans of the existing dwelling are required with both outbuildings positioned further than 5.0m away from the house.

1.5. As the application seeks permission to convert existing ancillary outbuildings to provide an ancillary residential annex with a link between them, the application is accompanied by a detailed Structural Report and Methodology Statement which is provided by TSC Designs.

2. THE APPLICATION SITE

2.1. The application property comprises a detached dwelling of two storey design located within Somerden Green, Chiddingstone, Kent.

2.2. The existing dwelling comprises a Grade II Listed house of original timber-framed L-shaped design. A copy of the listing concerning the property is detailed below:

Location

Statutory Address: 72, SOMERDEN GREEN

The building or site itself may lie within the boundary of more than one authority.

County: Kent

District: Sevenoaks (District Authority)

Parish: Chiddingstone

National Grid Reference: TQ 50268 45993

Details

1. 5280 CHIDDINGSTONE SOMERDEN GREEN (West Side) No 72 TQ 5045 7/285

II

2. Cl6 timber framed house of L shape. One bay at right and cross wing at left. High pitched tiled roofs, that of cross wing hipped. Ist floor now tile hung. Visible timbering on ground floor with some brick and some plaster filling. Coursed freestone foundation. C18 and Cl9 casements. Much exposed timber inside, including moulded beam, and doorway with hollow-chamfered, 3-centred arch at junction. Side purlin roof.

Listing NGR: TQ5026845993

Source: Historic England website

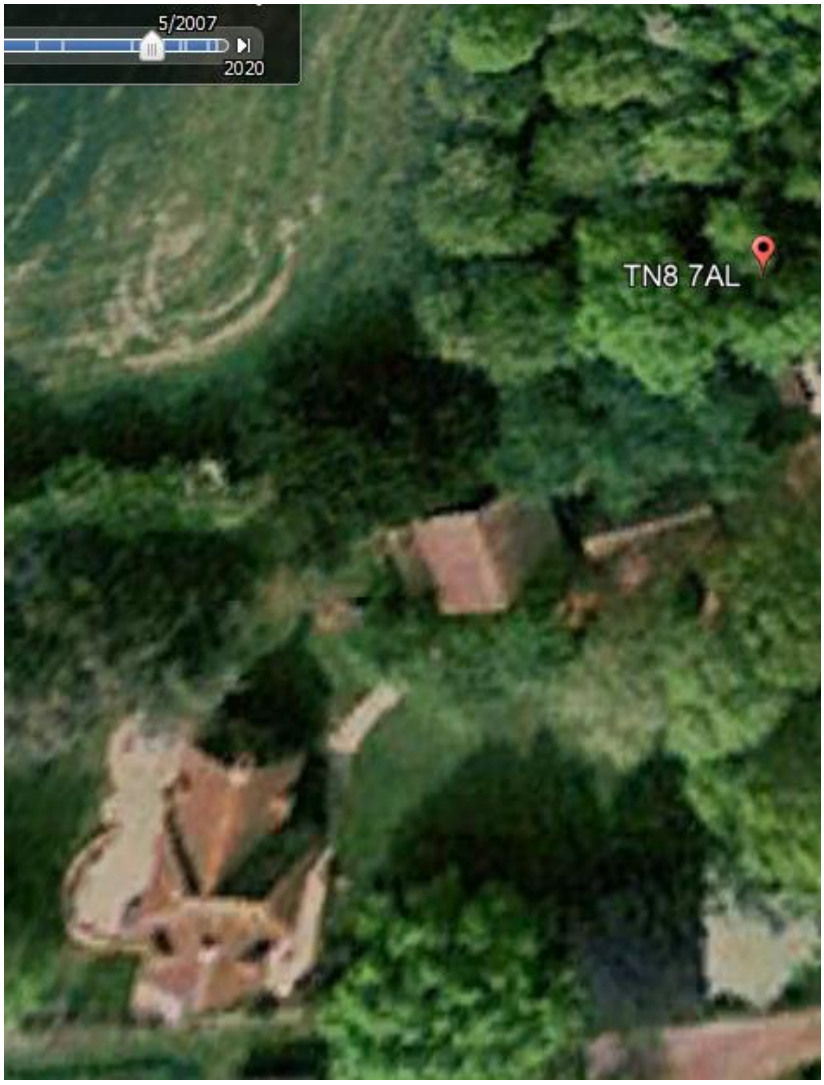
2.3. In terms of planning history, the existing dwelling has obtained permission to be extended to the rear in the past through the introduction of extensions to the dwelling that have been approved in 2005 and 2011.

2.4. In terms of the outbuildings that are the subject of this application, these are located some distance away from the front of the house and on the right-hand side of the property when one looks at the site from the entrance. They comprise a garage building that has been converted to provide a home office and shower room and to the rear (west) of this a substantial pitched roof building provides a single garage and playroom with log store.

2.5. In terms of relevant planning history concerning the outbuildings, planning permission was granted under reference 00/02345/FUL to convert one of the outbuildings to living accommodation with this judged to be compliant with all relevant policy including that relating to the Green Belt.

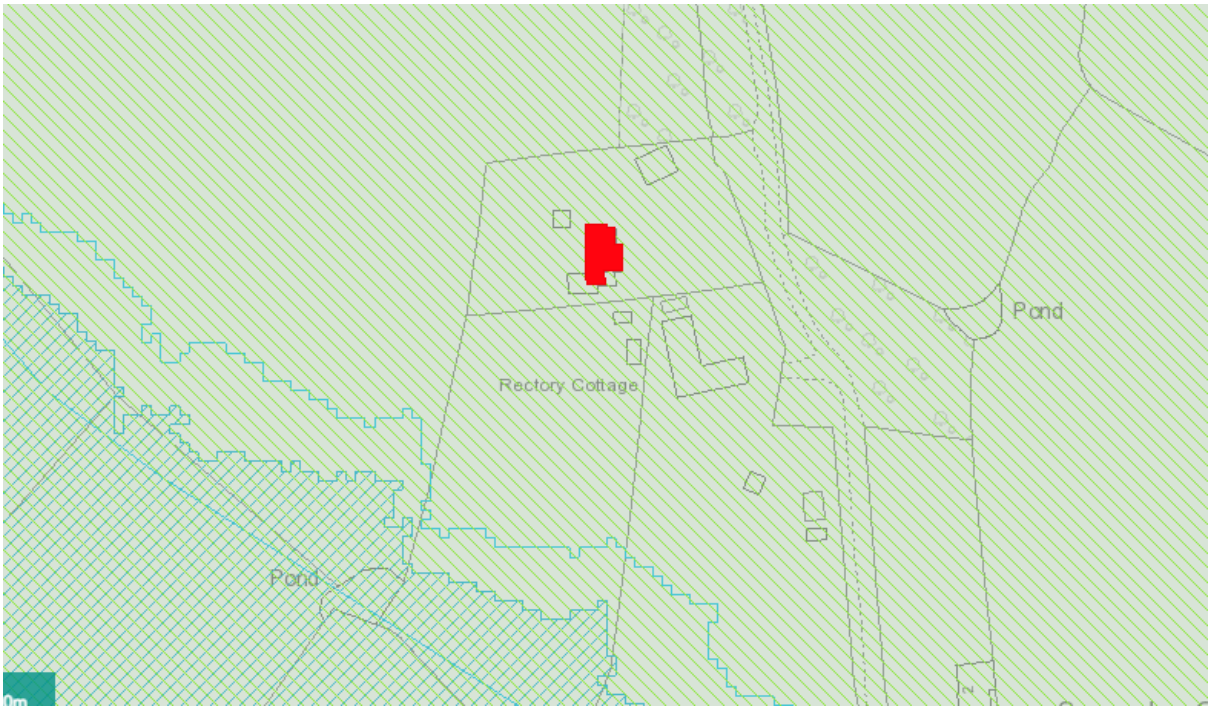
2.6. The Council will note that an application for a Certificate of Lawfulness was refused prior to this under Council reference 00/01497 which sought consent to convert the existing timber-framed outbuilding to provide a bedroom and en-suite shower. This was refused a Certificate of Lawfulness with the property not afforded permitted development rights in light of the dwelling's status as a Listed building and with curtilage buildings being Listed by association.

2.7. In relation to the two outbuildings, they have been in situ for many years and are shown on the below aerial image dated 2007.



Aerial image dated 2007.

2.8. In relation to relevant planning policy considerations, the Sevenoaks District Local Plan Proposals Map confirms that the property is Listed (shaded red) and the site is positioned within the confines of the Green Belt and an Area of Outstanding Natural Beauty. It is however outside the areas of flood risk that are positioned to the south and south-west. An extract from the Local Plan Proposals Map illustrating this is detailed below:



Extract from Sevenoaks Local Plan Proposals Map

3. THE PROPOSAL

3.1. This application seeks householder planning permission and Listed Building Consent to provide a modest single storey link between the two outbuildings and for the main outbuilding to be converted internally to provide a games room, snug and bathroom at ground floor level with a bedroom and en-suite bathroom above. A link would be provided to the existing smaller outbuilding that will continue to provide a home office and shower room as it does at present.

3.2. The plans provided by Crofton Design Services illustrate that the proposals will incorporate conservation-style roof lights to serve the bedroom space at first floor level and the size of this bedroom will exceed 11.5^{m2} in the Nationally Described Space Standards document. The plans illustrate that additional windows are to be introduced mainly to serve the larger of the two buildings and that plans would see the removal of both existing garage doors to be replaced with windows and timber cladding. In addition, the small veranda area would be provided to the west of the games room snug with double doors leading onto this. Section plans and elevations show this feature.

3.3. The accommodation is required for household members and guests. The building will to continue to be used for purposes ancillary to Keepers Cottage. No kitchen or cooking equipment is to be provided for those using the space to come into the main house for their main meals etc when the annex is in use. The use of the building would therefore continue to remain ancillary to the main house.

4. RELEVANT PLANNING POLICY CONSIDERATIONS

4.1. Relevant planning policy to the determination of this application comprises that contained within the National Planning Policy Framework (2019) (NPPF), the Sevenoaks Core Strategy (2011) and the Sevenoaks Allocations and Development Management Plan (February 2015) that is read in conjunction with the Council's Supplementary Planning Document concerning development in the Green Belt.

National Planning Policy Framework

4.2. Section 13 of the Framework concerns the protection of Green Belt land and outlines what forms of development will be acceptable in such locations. Paragraph 145 confirms that the extension or alteration of a '*building'* represents an appropriate form of development where it does not result in disproportionate additions over and above the size of the original building.

4.3. Paragraph 146 also confirms that the reuse of buildings represents an appropriate form of development provided the existing buildings are of permanent and substantial construction.

4.4. Section 16 of the Framework focuses on the conservation and enhancement of the historic environment with paragraph 189 requiring for an applicant to recognise and detail the significance of any heritage asset that could be affected by development. In accordance with this guidance, the Listed status of the house at Keepers Cottage has been reviewed with details provided of its listing within this submission. In addition, this statement considers the setting of the Listed building and the nature of the proposed changes to the outbuilding relative to this.

Sevenoaks Core Strategy (2011)

4.5. Policy LO8 refers to the countryside and rural economy and specifies that the extent of the Green Belt will be maintained. It also requires for any new development to ensure it preserves the character and appearance of the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their setting.

4.6. Policy SP1 refers to the design of new development and conservation and requires for all proposals to be of a high quality that preserves the character and appearance of the surrounding area, the District's Areas of Outstanding Natural Beauty and heritage assets and their settings.

Sevenoaks Allocations and Development Management Plan

4.7. Policies EN1 and EN2 concern the design principles that will be used to assess all applications and the need to preserve amenity. These expect all applications to be of a high quality of design and for all proposals to ensure they preserve the amenity and privacy of surrounding properties.

4.8. Policy EN5 refers to the landscape and states the District's Areas of Outstanding Natural Beauty will be given the highest status of protection.

4.9. Policy EN5 concerns heritage assets including Listed buildings and states that all proposals should preserve the setting and character and appearance of the heritage asset in question. Applications will also be expected to appreciate the historic significance of the asset that may be affected.

4.10. In terms of the Green Belt, paragraph 7.9 outlines what forms of development will be appropriate within the Green Belt and this includes the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original.

4.11. Policy GB7 refers to the reuse of a building in the Green Belt and states these will be acceptable in principle provided what is proposed will not cause greater harm to the surrounding area than what is there at present. It requires for an applicant to provide a detailed Structural Survey and Method Statement to confirm that the buildings in question are of permanent and substantial construction and are capable of conversion without major or substantial reconstruction.

4.12. Paragraph 7.43 relating to this policy acknowledges that some extensions to buildings that are proposed for conversion may be appropriate provided they do not result in disproportionate additions over and above the original building.

5. PLANNING MERITS AND CONCLUSIONS

5.1. The application proposes only modest changes to the existing outbuildings that would see additional windows added including Conservation style roof lights and existing garage doors removed.

5.2. The modest link to be provided between the two buildings would not be visible from any vantage points and would not affect the setting of the Grade II Listed dwelling that comprises Keepers Cottage.

5.3. The proposed works would upgrade the appearance of the curtilage buildings in question, neither of which are of significant architectural merit and which sit comfortably away from the existing dwelling on the site.

5.4. The proposed modest changes would not therefore harm the setting and status of the Listed building and the improvements to the building would enhance the setting of the site and its surroundings.

5.5. The application therefore represents a sensitive alteration to curtilage buildings and would ensure the character, appearance and setting of the Grade II Listed building is preserved.

5.6. In relation to the Green Belt, the existing buildings are used for purposes ancillary to the house and this will continue to be the case. The ancillary guest accommodation to provided would not involve any material change of use and the reuse of the buildings and the small link to be provided between them would accord with the thrust of national planning policy relating to the Green Belt and Policy GB7 of the Allocations and Development Management Plan.

5.7. To be thorough, the application is accompanied by a detailed Structural Report and Methodology Statement provided by TSC Designs which confirms that the buildings are of sound and permanent construction and are capable of being reused as an upgraded residential annex.

5.8. In terms of the link extension that is proposed, this is of modest proportions and will not result in a disproportionate addition to either building. Its provision would also therefore

comply with the terms of the NPPF and Policy GB7 of the Allocations and Development Management Plan which permits proportionate extensions to buildings that are proposed to be reused for some other purpose within the Green Belt.

5.9. The changes in windows to be introduced would not cause any overlooking to adjacent property and this coupled with a high quality of design that is to be employed will ensure the application complies with the terms of Policies EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan.

5.10. The changes would not result in any encroachment or alterations to the character and appearance of this part of the District's Area of Outstanding Natural Beauty and in this regard, compliance with ADMP Policy EN5 of the Allocations and Development Management Plan and Policy LO8 of the Core Strategy is also achieved.

5.11. The building will continue to be used for purposes ancillary to the enjoyment of the existing house.

5.12. Taking these material considerations into account, it is requested for householder planning permission and Listed Building Consent to be granted to enable the works to be undertaken.