

**PLANNING STATEMENT  
PLUS LOCAL REQUIREMENTS**

**FOR**

P.R.	Correspondence?	
REF:		
	15 MAR 2021	Init'l
CHQ. DEPT. 2		
DRAWER		

**CONSTRUCTION OF DETACHED TWO STOREY  
LIVE / WORK UNIT.**

**AT**

**5 HORSELEES ROAD  
BOUGHTON UNDER BLEAN  
FAVERSHAM  
KENT ME13 9TG.**

**FOR**

**MR ROGER BLAKE - JELLEY**

**FEBRUARY 2021.**



**Design & Build  
Services**

**SIMON J LATHAM**  
2 Colkins Cottages  
Clockhouse  
Boughton  
Faversham  
Kent ME13 9LU  
01227 751 048

## (1). DESCRIPTION.

This site lies at the rear of 7 Horselees Road and was once part of the garden of this property. The site is now under separate ownership and in March 2006 Planning Permission was approved for a two storey studio / bedsit unit ( application ref. SW / 06 / 0060 ), this approval has now lapsed.

The current owner of this site now wishes to gain a similar approval for the site to construct a detached two storey live / work unit, with a bedroom within the loft space. The site is located within the built up area of Boughton Under Blean as shown on the Councils Local Plan map.

Attached to the statement there are a number of survey photographs which show the location of the site and the access track off Horselees Road, this track is private and not adopted by the Highways Authority – it also serves a number of other residential properties at the end of the track which has a dead end.

Since the first application has approved the area around the junction of Horselees Road and the A2 Canterbury Road has been developed with a mixture of attached and semi – detached houses on the former Woodmans Hall Public House site.

The proposed property will be within short walking distance to the bus routes to Canterbury and Faversham. There are also local facilities in Boughton Street – public houses and grocers shop.

## (2). DESIGN.

The owners brief for the proposed unit was to match the previously approved scheme but with alterations to bring the design in line with current Planning and Building Regulation requirements.

Externally the proposed building resembles the previous design, the size / height are the same and the use of natural materials has not changed. The only notable improvement is the installation of a number of Solar Voltaic panels on the south east facing roof slope.

Internally the layout is very similar to the previous scheme with the only real changes relating to the enclosure of the internal staircases to meet current Building Regulations for fire escape purposes. The accommodation has not changed. The ground floor has a large hall area ( suitable for the storage of bicycles ) and a separate WC; the first floor has a large open plan area which can be used as a living / work / studio area plus a kitchen and a shower room / WC, within the roof space there is a gallery / bedroom with access off the first floor landing.

Care has been taken to position the windows for each room to provide ample light and ventilation and at the same time not to cause any overlooking or disturbance to the neighbouring properties.

Externally there is a covered car port space and garden area. The building is situated at a lower position than the adjoining properties and gardens which helps reduce the impact of the development on the local area.

Drawing no. 316 / 01 C - shows the layout and elevations of the proposed building and highlights such details as the area for storage of waste and recycling bins plus the position of the charging point for electric cars.

Drawing no. 316 / 02 A – shows two sections through the site indicating how the proposed building will blend in with the adjacent properties and also the details of how the existing ground will be structurally retained.

To support the design scheme we have attached a Draft SAP Rating document from Forum Energy Consultants plus a report on the Water Services and Internal Water Use, both of which indicate that the proposed development can meet the required Building Standards and is viable when considered in relation to current Council policies.

The building would be constructed in accordance with the current Building Regulations and a Completion Certificate will be obtained together with the required tests and confirmation necessary to gain the EPC.

### (3). ACCESS.

In accordance with the Highway Officers comments to the previous approved scheme the entrance to the site, from the track, has been made slightly wider to allow adequate access and space for turning. The existing track is used for both vehicular and pedestrian access to Horselees Road.

### (4). CONCLUSION.

We trust the Council will agree that the proposed building will fit adequately into the applicants site and will be an attractive addition to the housing stock in this area while not having a detrimental impact on the area or the neighbours.

We believe that the minor amendments to the current scheme bring general improvements to the building which we hope the Council can support to ensure a positive decision.

## LOCAL LIST REQUIREMENTS. ( PART A ).

### (A1). HERITAGE ASSET STATEMENT.

The site is not within a Conservation Area or a Special Landscape area and we do not believe there are any Listed Buildings within close proximity to the site.

For the reasons given we do not believe that a Heritage Statement is necessary in this case.

### (A2). FLOOD RISK ASSESSMENT.

The attached Environment Agency Map confirms that the application site is in Flood Zone 1 – an area with a low probability of flooding. The building has also been designed to have all the habitable areas located on the upper floor.

### (A3). ECOLOGICAL SURVEY AND REPORT.

This site was formerly part of the rear garden to no. 7 Horselees Road, there are no significant structures on the site ( except for a timber shed, to be used for the storage of building materials during construction ), no water features and the main area has a shingle cover. In these circumstances we believe that an Ecological Survey and report will not be required.

### (A4). TREE SURVEY.

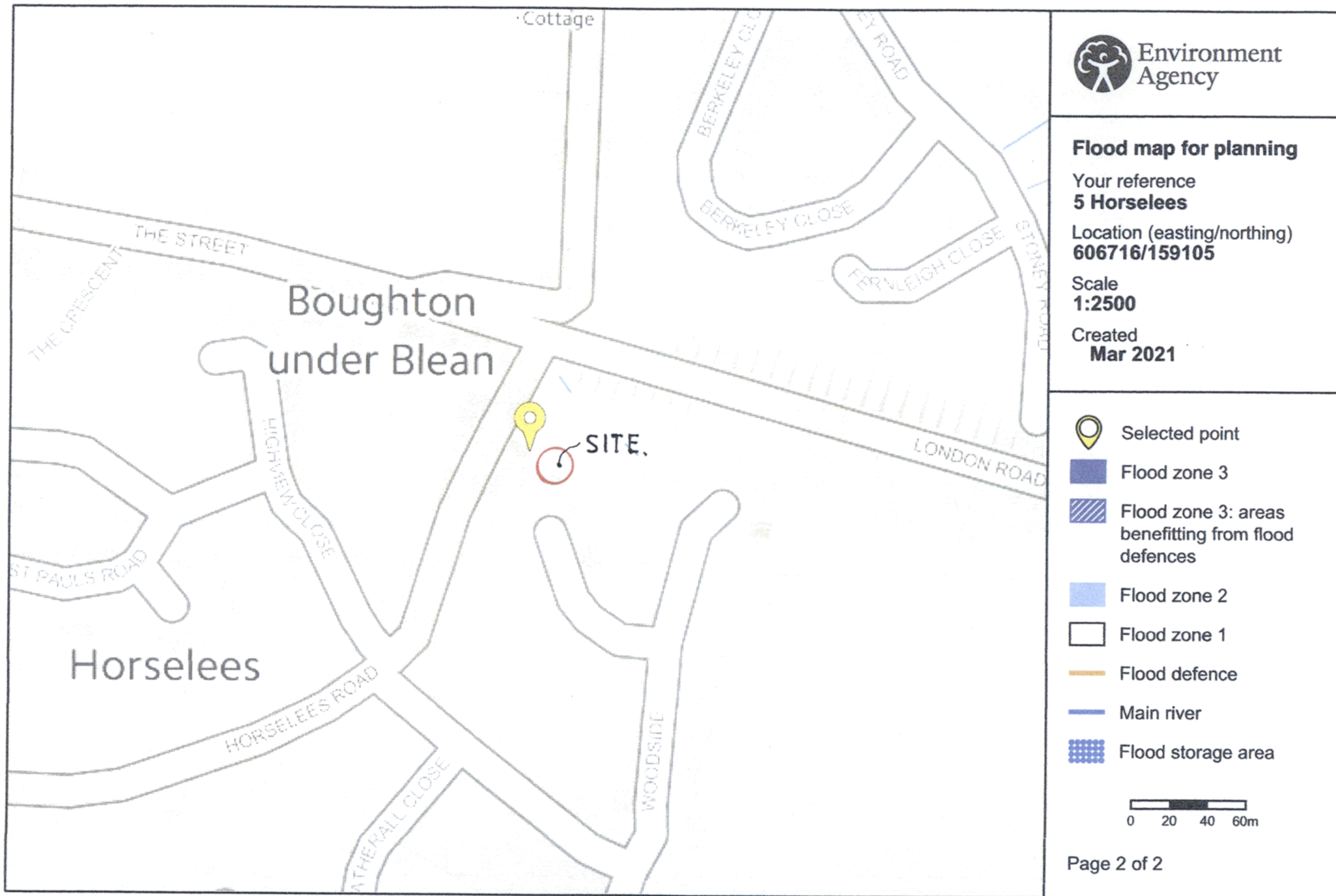
There are no trees within the application site, there is a hedge along part of the rear boundary which varies in height. There is a small fir tree in the garden of no. 20 which also has a hedge on its boundary with the track plus a medium size tree in the site on the opposite side of the track. None of these trees / hedges will be affected by the development or could have any influence on it. The survey photographs show all the hedges / trees mentioned here.

## PART B.

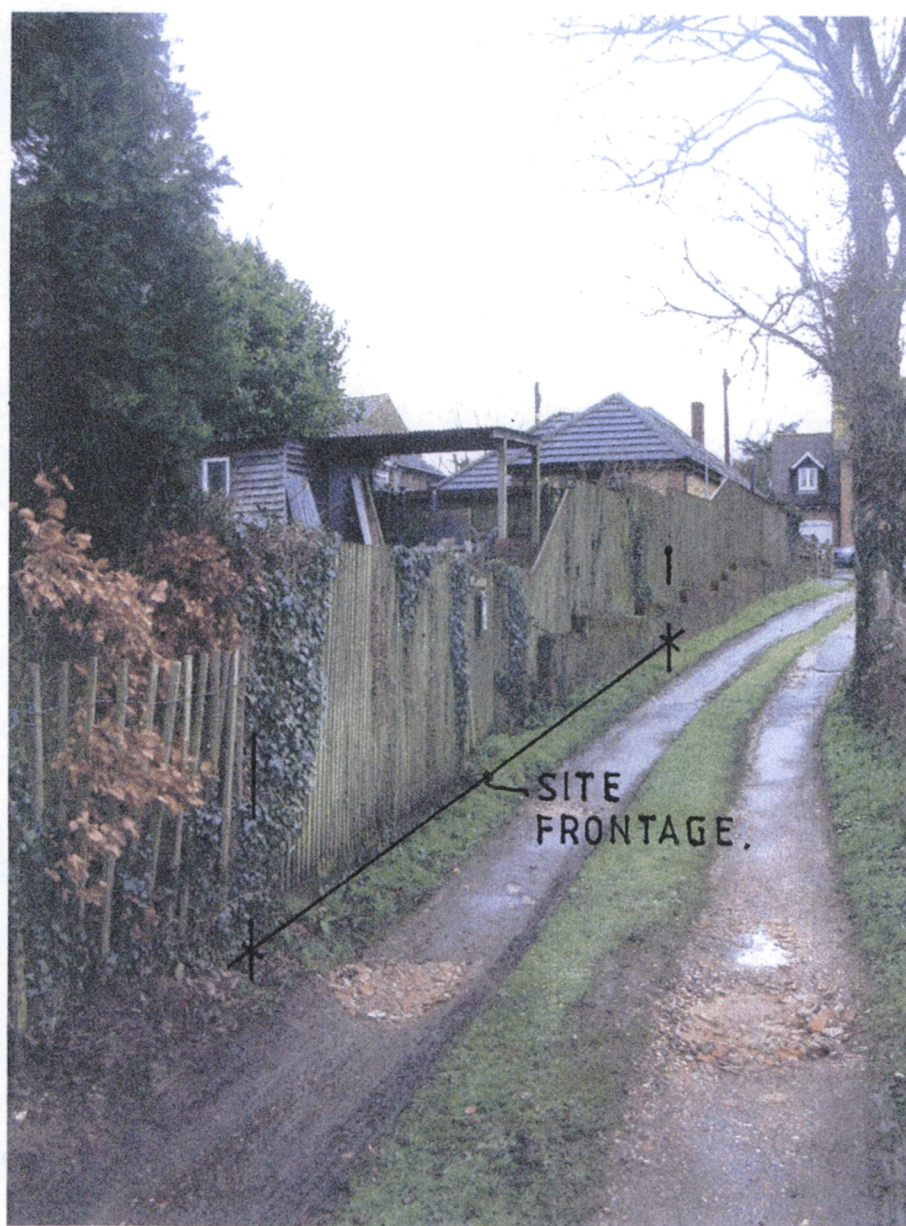
### (B5). RENEWABLE ENERGY ASSESSMENT.

We have attached a draft SAP Rating to the application which sets out the method construction plus the use of low energy light fittings, a Condensing Combi Boiler with a minimal SEDBUK value of 89% plus the addition of a Photo Voltaic Array on the roof – all of which will raise the standard of this small scale building. The proposed building has a gross internal floor area of 89 square metres.





SURVEY PHOTO SHEET 1.



VIEW OF ACCESS TRACK TOWARDS HORSELEES  
ROAD + REAR OF No7, WITH SITE ON LEFT.



SURVEY PHOTO SHEET 2.



VIEW OF BUILDING TO REAR OF SITE - SHED AT No. 9  
CENTER OF PHOTO, No. 20 TO RIGHT.



VIEW DOWN TRACK AWAY FROM HORSELEES ROAD WITH  
SITE ON RIGHT + SHOWING POSITION OF TREES ON  
ADJACENT SITES.