

Alma Cottage Garage,
Wheatheaf Hill, Goathurst Common, Ide Hill, TN14 6JD

Introduction

This Design Statement has been prepared on behalf of our clients Mr Greg Moss who wishes to erect a double garage at the bottom of his garden. The property is Alma Cottage, Wheatsheaf Hill, Goathurst Common, Ide Hill, TN14 6JD. This is in an area of Outstanding Natural Beauty, and also in green belt. It is located on the B2042, Alma Cottage is in green belt and an area of Outstanding natural Beauty. Currently Alma Cottage has one parking space, which is difficult to access safely to the side of the house on a narrow strip of driveway between the house and the road. The reason for proposing the construction of this garage is to provide safer parking in terms of entry and egress to a garage with a gravelled access driveway.

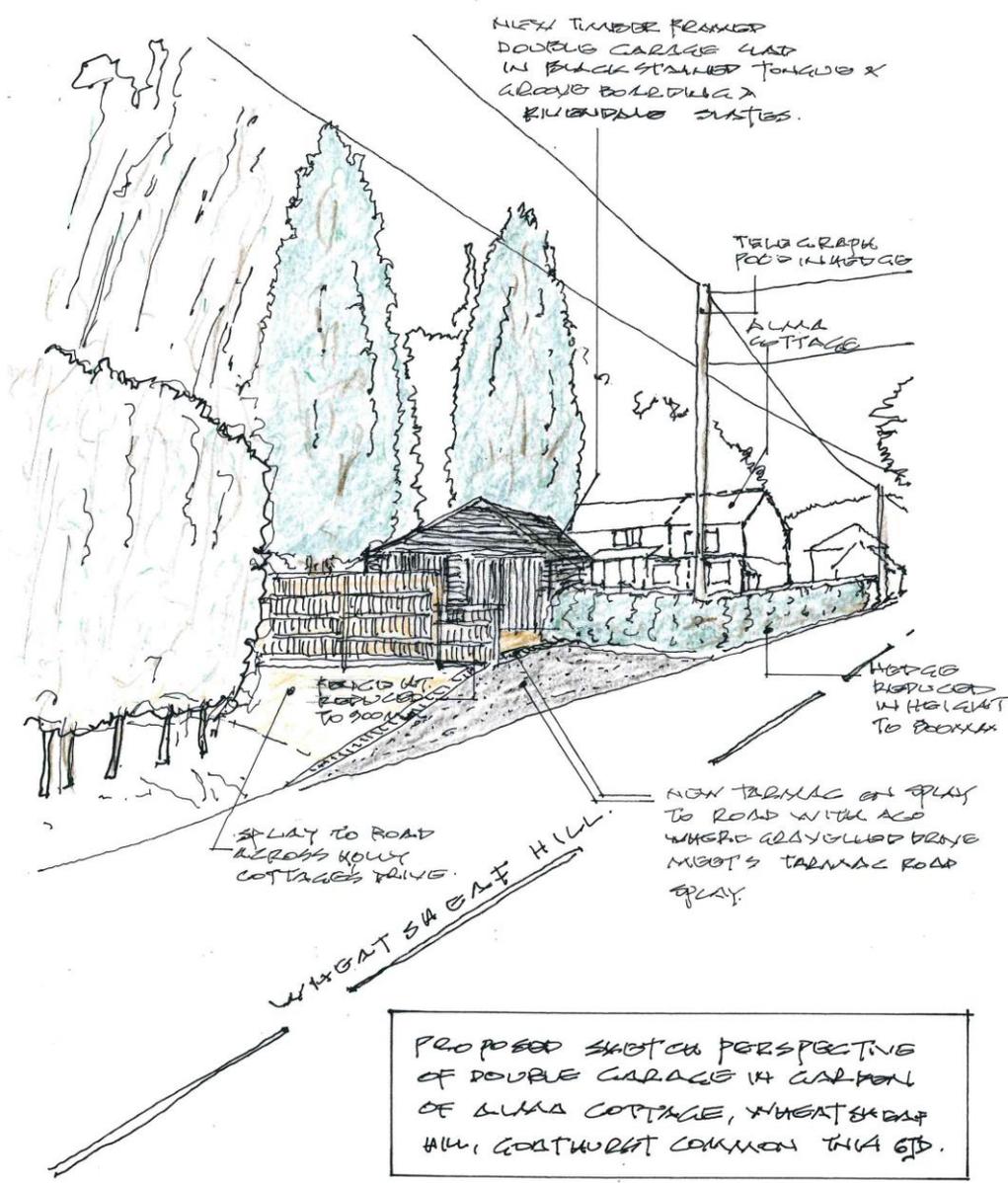


View of Alma Cottage from the bottom of the garden, with the RH picture showing the hedge by the road and the telegraph pole

The Proposal:

Care has been given to the design and proposed use of materials for the garage. The proposed garage is to be 6 m x 6 m, constructed with natural materials, (timber framed structure clad in stained tongue and grooved boarding, with Rivendale or similar imitation slates on the roof.) to conserve and enhance the character of the landscape. It is proposed that the driveway will be formed of gravel with an Aco and cobbles along the back of a splayed element of tarmacadam from the back of the drive.

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The garage will be located 8 metres from the rear boundary, and the rear of the garage will be 20 metres from the cottage. An agreement has been reached with Holly Cottage to create a splay across their vehicular access which will also reduce the height of the fence at that point to 900 mm to ensure increased visibility towards Goathurst Common along Wheatheaf Hill. We have served a section B Notice on the owners of Holly Cottage.

The hedge that currently runs along the boundary with the B2042 will be removed from the road corner at the bottom of the garden to the telegraph pole. All the ivy will be removed from the telegraph pole to improve visibility along Wheatheaf Hill. A new hedge 900 mm high comprising blackthorn, hawthorn and dog cherry will be laid on the back newly created tarmacked splay. This hedging will encourage wildlife, especially birds and bees, as recommended by the RSPB. As the fence is south facing, it is proposed to plant similar British natural flowering hedging on the boundary fence with the Holly Cottage access, as this will be south facing. There is a higher deciduous hedge looking towards Goathurst Common, but the splay at the edge of the drive seek to maximise visibility in that direction. The photographs indicate the position of the new opening where it meets the road from Wheatheaf Hill.



The edge of the splay of the road (just after the 2nd telegraph pole from 130 metres and 90 metres.

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View of the proposed opening (just this side of the 2nd telegraph pole) from 110 and 90 metres

We believe the splays we have created will maximise the visibility splays in each direction along the road. It is intended that there be three rows of cobbles on the created splay, and the remainder of the splay to the road be laid with tarmac in accordance with road building guidance to join the B2042 seamlessly (as the properties opposite have done).

Within the Holly Cottage and Alma Cottage garden there are two cedar trees and a larch. One of each is in the alma cottage garden, and there is a cedar 1.5 m into Holly Cottages garden. These are indicated on the plans. The larch is closest to Alma cottage with the cedar tree behind it. closer these will form the line of the rear of the garage, and have a trunk centred 750 mm garden, from the fence. The cedar canopy is only 3 metres, and the foliage commences two metres above the grass. In order not to affect the root system, and as the garage is a lightweight structure, it is proposed to build the garage from a concrete raft foundation

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These proposals should be read in conjunction with the following drawings forming the basis of the submission:

589/A1/01 – Location and Site Plans at a scale of 1: 500 and 1: 1250

589/A1/02 – Existing Site Plan

589/A1/03 – Proposed Garage Plans, Elevations, Section and a Site Plan.

Conclusion:

I believe the proposal complies with Sevenoaks Policy for buildings more than 5 m from a dwelling in Green Belt (GB3), and also seeks to comply with Policies LO8, and policy EN4. Regarding construction in Green belt and areas of Outstanding natural Beauty. The design attempts to maximise visibility splays with regard to traffic on the B2042.

As such we request that Planning Permission be granted for the proposal.

Martin Bush

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