

Planning : Design & Access STATEMENT

Planning application

Installation of in ground Swimming Pool & construction of pool house with pergolas

KENTWATER HOUSE

Hartfield Road Cowden TN8 7DX

We are instructed to submit this application for planning approval requesting Sevenoaks District Council's consent for the installation of an in-ground swimming pool, construction of an oak framed pool house with associated oak pergolas to the rear garden with paving surround matching the existing site materials.

The Existing Site & surrounding area

Kentwater House is a two-storey Grade-II listed timber-framed U-shaped building with a gable end dating from the 16th century and gabled wing reproduction dating from circa 1920. The property has hung tiles along the rear elevation and a later 20th-century extension to the rear of the 1920s wing with a recent new extension granted permission. The property is sited on a large plot in a rural location. The proposed swimming pool and pool house with pergola to be located within the large enclosed rear garden, south of the main dwelling.

Planning : Recent Planning History

88/00784/HIST - Closing of existing drive and formation of new entrance, as amended by letter and plans received 9th January 1989 - GRANTED

06/00679/LDCEX - Dwelling House - GRANTED

07/00470/FUL - Replacement 3 bedroom cottage as amended by letter and enclosures dated 31st May 2007 - GRANTED

08/00200/DETAIL - Details pursuant to condition 2 (materials) of permission ref SE/07/00470 - GRANTED

08/00822/FUL - Replace existing Agricultural Buildings with Private Stables - GRANTED

08/01045/DETAIL - Details pursuant to condition 3 (soft landscaping) of SE/07/00470/FUL - GRANTED

08/01047/DETAIL - Details pursuant to condition 9 (means of enclosure) of SE/07/00470/FUL - GRANTED

08/01048/DETAIL - Details pursuant to condition 10 (delineation of residential curtilages) of SE/07/00470/FUL as amended by letter and plan received 02.05.08 - GRANTED

10/03128/FUL - Erection of a building for domestic storage - GRANTED

11/00449/EXTLMT - Application to extend the time limit of an extant planning permission approved under reference SE/08/00822/FUL -

Replace existing agricultural buildings with private stables - GRANTED

14/00057/HOUSE - Erection of a simple oak frame storage building - GRANTED

18/00260/HOUSE - Construction of an oak framed garage with storage/games room over. - WITHDRAWN

18/02965/HOUSE - Construction of a two bay oak framed garage with attached log store - GRANTED

21/00364/LBCALT - Rear extension, landscaping and alterations to fenestration - GRANTED

The Proposal

Installation of an in-ground swimming pool, 12 x 5 x 1.1 - 2.2m variable depth with hard paved terrace surrounds and construction of an ancillary oak framed pool house 3.8 x 10m including an open end 1.8m long, 3.86m high under a pitched clay tile roof with sawn larch feather edge cladding on a dwarf wealden clay brick work wall. Oak framed pergola structures 3.36 x 5.15 m x 2.25m high extend either side of the proposed pool house. The pool surrounds to be in Indian sandstone slab paving with bullnose copings to match the existing site paving materials.

Planning advice & considerations

The building known as Kentwater House is **Grade II listed**

The site lies within the local High Weald AONB

There are no Tree Preservation Orders (TPO's) attached to the site

The site lies within the Metropolitan Green Belt

A public right of way runs to the north of the site

Great Crested Newt Risk Zone

Great Crested Newt Strategic Opportunity Area

Openness of the site, Scale and Intensification of use

We submit the proposal will have a negligible impact on the built volume through either its mass or scale due to the minor nature of the works. We suggest the domestic scale of the proposal, in keeping with the size & scale proportionate to the property, the use of existing materials compatible with the character of its surroundings will result in no intensification of use of the site. The garden is a large size and the proposals sit comfortably in the plot. The proposal is for a purpose incidental to the enjoyment of the dwelling. There will be no additional traffic or vehicular use generated as a result.

There are No TPO's on this site.

With regard to the proposals impact they will not generate excessive noise, odour, overlooking or visual intrusion. The Residential Extensions SPD recommends that a 45 degree test is undertaken for a loss of light to neighbouring dwellings, based on BRE guidance. The proposal will therefore not impact in any way on the neighbouring property which is good distance away given its location. The proposed pool house and in ground pool is therefore considered to be of a modest scale and comply with policy H11 of the Local Plan.

Character of the Area, Visual & Residential Amenity

The proposals will have no impact on the local residents or surrounding area.

Policy SP1 of the Core Strategy and Policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated.

Together with the appropriate traditional design, appearance and use of materials it is considered the proposal will not harm the character of the area or the visual amenity. It is considered to be in keeping with the the architectural style of the listed building and rural setting. The use of materials to match the existing would allow the pool & surrounds to integrate well with the main dwelling and would help preserve the character and appearance of the surrounding area.

The pool location south of the main dwelling and enclosed rear garden provides privacy and screening from the neighbouring property. The large garden area would be able to accommodate the size of the proposal, and would not appear cramped or result in any overdevelopment within the site. As a result, there would not appear to be any harmful overbearing impact, loss of sunlight or increase in overlooking.

High Weald AONB

The property is located within the High Weald Area of Outstanding Natural Beauty. The scale of the proposed pool building and pergolas are considered to be proportionate and suitably sited, such that they should not appear visually incongruous in the context of the landscape. In addition, the extent of the hard

landscaping works are considered to be modest in the site context and they will not detract from the rural character of the surrounding area. The proposed construction materials are to match those used around the main house which will help to preserve and enhance the existing character of the site.

Metropolitan Green Belt

Openness is an essential characteristic of the Green Belt, different from visual impact. Openness is about freedom from built form. Even if there is absence of harm to openness it is deemed there can be harm in principle to the Green Belt from inappropriate development.

Policy GB1 of the ADMP provides the local policy on extensions in the Green Belt.

The proposals have been carefully designed to respond to the nature and appearance of the main house. In addition, they are to be sited in a discreet location away from the road and it built in such that it should not appear excessively bulky or visually obtrusive. The proposal has been carefully located so as not to harm the open nature of the surrounding plot

Overall the size, location and design of the proposal it is suggested would not result in any detrimental harm to the visual amenity or openness of the area.

Public Right of Way

The public right of way runs to the north of the proposed pool and pool building located approximately 100 metres away and it will not have a significant impact upon the views along the public footpath.

Conclusion

The proposed works are considered to be appropriate in the context of the site and the existing built form. The swimming pool, pool house, pergola and pool surround paving would not result in an unreasonable visual impact, loss of privacy to the surrounding properties or create overshadowing issues. On this basis, the proposal appears to be in accordance with the development plan. Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay

We submit this application for approval with the reasons stated outweighing any potential presumption against what might be considered inappropriate development.