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2040 | Woodside house, Penshurst
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1.0 Introduction

This document is to accompany a Householder application for the replacement of an existing Garden room to a detached house known as Woodside House, Penshurst. Additional works are proposed to introduce dormer windows, and a replacement entrance door set.

1.1 Executive Summary

- Woodside House is a split level, detached dormer bungalow,
- Surrounded by private domestic gardens with tall mature trees and hedging,
- The site is particularly secluded,
- The works proposed look to replace an existing single storey garden room to the Western elevation,
- The principle for the proposed works to the garden room is mentioned with reference to application **03/02752/FUL**, an application for a replacement dwelling in 2003, and subsequent applications,
- Proposed alterations also provide two dormer windows to the Western roof slope,
- The garden room has undergone a number of extensive alterations, which has ultimately led to an uncomfortable relationship against the house and setting,
- The proposed alterations look to unify the architecture of Woodside House, and ensure a suitable and comfortable architectural solution,
- Additional works would make meaningful interventions across the existing house to further unify the architectural language.
- The improvements set out in this application are underpinned by the applicants' intention to improve the sustainable credentials of the house.

2.0 Planning background and policy analysis

The term 'original building' is used to describe the dwelling on site at Woodside before 2003.

Paragraph 145 of the National Planning Policy Framework states that the erection of buildings should be regarded as inappropriate development with the following exception;

- ...
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
- ...

In light of this, the presence of a Garden room is already lawfully implemented and in accordance with existing planning policy framework, and the existing dwelling is equally lawful and permanent in nature.

The dwelling in its current guise is a replacement dwelling, constructed in accordance with planning application **03/02752/FUL**.

The permission for the replacement dwelling (**03/02752/FUL**) included a covered veranda to the North and West elevations. The West, a pitched roof, with natural oak posts, covered an area of **31 sq metres**. Whilst the replacement garden room/conservatory, approved in 2008 in accordance with application no.**08/02284/FUL** reduced this footprint to **19.8 sq m**, the precedent has been set for a pitched volume to the Western elevation, and its impact already extensively tested by relevant Green Belt planning policy against that of the original building.

The granting of planning consent for application **03/02752/FUL**, and subsequent amendments concluded that a pitched volume with a footprint of **31sq m** to the West, when viewed in conjunction with the proposed dwelling, would not constitute material harm above that of the original dwelling on site.

The proposed footprint in the accompanying documents is approximately **22 sq metres**, representing a reduction over that approved in 2003. Whilst the proposed structure would lead to a very small increase in floor area of the garden room currently existing, the proposed is within that deemed appropriate inside the Green Belt as set out in decision notice **03/02752/FUL**.

We submit that the existing decorative external brick chimney which projects above the ridge of the existing house and high-level glazing, both negatively impact the sensitive setting of the Weald and the AONB. The removal of these elements would be a positive amendment, and would positively impact the setting of Woodside House.

In accordance with the above, it is therefore suggested that the proposals set out in the accompanying documents would not result in disproportionate additions, and constitute appropriate development in the Green Belt, in accordance with **NPPF 145**, and **Local Plan Policy GB1**.

Impact on the character of the local landscape - Area of Outstanding Natural Beauty

'Kent Downs and High Weald AONB's will be given the highest status of protection, in relation to landscape and scenic beauty' states Policy EN5 of the ADMP. Proposals within the AONB will be permitted where the form, scale, materials and design will conserve and enhance the character of surrounding landscape, and have regard to the relevant Management Plan and its guidance.

The footprint of the proposed development has already been established, in accordance with the 2003 application for a replacement dwelling.

The garden room currently has a large glazed roof lantern, and the Garden room permitted in 2008 had an entirely glazed roof. This statement suggests that these elements have a negative impact on the AONB, in accordance with newly emerging studies regarding light spill. It will become ever more important to ensure avoidance measures are implemented in the Kent Downs and High Weald AONBs, therefore the proposal removes all roof glazing to the Garden room, to reduce the negative impact of light spill, and provide a better controlled and efficient internal environment.

With regard to the above, this statement submits that the proposed Garden room would lessen the impact of Woodside House on the character of the surrounding landscape.

With regard to residential amenity, the property is a significant distance from any neighbouring properties, and is screened by large mature trees. The siting of the Garden room to the rear of the house currently does not, and would not have any material harm on neighbouring amenity.

3.0. The Site

3.1 Site Context

Woodside House is detached and sits on a generous plot. The house is set back from the public highway, and is surrounded by significant domestic gardens with large mature trees and hedging, at the junction of Penshurst Road, and Station Hill.

The site is situated between the villages of Leigh and Penshurst, and lies within the Metropolitan Green Belt, and an Area of Outstanding Natural Beauty. The principal outlook from the main house is to the West, with far reaching views to the Weald, which are preceded by sloping domestic lawns.

A series of original outbuildings sit to the East of the house, with a garage in closer proximity.

The proposed Garden room is not visible from any public view.

4.0 Proposals

4.1 Use and Amount

The proposed drawings outline the applicant's intention to replace a convoluted and uncomfortable flat roofed Garden room to the Western elevation with a lightweight dual-pitched structure. This proposed architectural approach would provide a comparable level of accommodation to the existing condition through utilising a more comfortable and acceptable architectural form, which is both better proportioned and more sympathetic to the host dwelling.

The accompanying documents propose a replacement structure which is primarily glazed, with a clear and distinctive separation between the main house in its current guise, and the proposed form.

Whilst the first floor of the Southern end of Woodside House is already currently habitable with good access, the proposed dormers look to provide users with natural light. A proposed first floor study would provide an environment for working from home and reduce the need to travel in to the city.

4.2 Layout

The general arrangement of accommodation remains as existing, with some small tweaks to the Ground floor plan.

4.3 Appearance

The material palette has been carefully selected to reflect the existing house, providing a high quality, high performance, primarily glazed structure. A standing seam metal roof with no roof glazing is proposed to provide a better temperature controlled environment internally, whilst natural oak structural posts and beams would reflect the design vernacular at Woodside House.

The Garden room in its current guise sits awkwardly against the main house with a redundant external chimney-piece projecting high above the ridge, splitting the volume in two.

An overhanging roof to the proposed volume provides a covered external space, and pulls internal accommodation and activity away from the external face of the proposed volume. The canopy provides protection from light and intense heat from the Western aspect.

A high performance replacement front door to the Eastern elevation entrance will unify an architectural approach, whilst rendering over exposed brickwork is proposed to create a more serene and contemporary entrance environment.

Introducing a roof light to the Eastern face provides much needed natural light to the internal stair core.

Proposed dormers to the Western roof face would be of a comparable architectural language to the existing master bedroom dormer window on the West face, with a flat roof, and glazing bars.

4.4 Scale

The proposed replacement Garden room is considered of appropriate scale against the host dwelling. This has been tested against the significant planning history of Woodside House, and against relevant local and national planning policy in section **2.0 Planning background and policy analysis** within this document.

The significantly lower ridge line ensures and retains subservience against the existing form, and reduces its impact on the host building.

Removing the redundant decorative external chimney further lessens the perceived impact of the dwelling on its site, and on the wider AONB.

4.5 Trees and Landscaping

No trees will be removed as part of this scheme, though some minor changes to planting and existing terracing would unify and retain a pre-established landscaping approach. Repairs where necessary.

4.6 Access

The site is set back from Penshurst road to the East, and is accessed from said public highway via a private driveway. Generous hardstanding and vehicular parking is situated to the East of Woodside House, with garaging and outbuildings.

5.0 Conclusion

The applicant seeks permission to unify a series of questionable architectural interventions to the Western elevation of Woodside House. The existing Garden room has been extensively and poorly modified over the last 15 years, and has an uncomfortable relationship with the host dwelling.

The acceptable nature of the proposals has been tested against existing national and local planning policy framework, whilst great effort has been made to secure a comfortable and sensitive proposal against both the existing house, the original dwelling prior to 2003, and to the AONB.

The proposed replacement Garden room presents an architectural approach which would be wholly more appropriate and sympathetic against the main house, over that of the existing Garden room. Design decisions refrain from introducing skylights to the proposed sunroom, in order to remove unnecessary upward light spill, and ensure a temperature controlled internal environment. These design decisions in turn also provide a more environmentally responsible dwelling.

Woodside House is secluded, and proposals would have no impact on neighbouring properties.

The principle of each of the elements within this application has previously been established and tested in accordance with national planning guidance, as well as locally appropriate Green Belt policies. The applicant has recently purchased the property, and has worked with the authority to secure lawful permission for a questionable addition which had been altered outside of planning law by the previous owners. The applicant now wishes to make a series of interventions to rectify and unify the architecture of Woodside House, to protect the importance of the setting, and to create a more environmentally responsible home.