# Applebys, Tonbridge Road, Chiddingstone Causeway. TN11 8JH

# Little Barn Replacement Dwelling. Design and Access Statement.

**This Statement should be read as supplementary to the relevant parts of the Landscape Appraisal and Heritage Statement which also form part of this Application.**

1. The site lies within the Green Belt but not within an Area of Outstanding Natural Beauty and adjoins the Grade II listed Applebys. The site is to the south of the B2027 road about 440m to the east of the junction with the B2176. Access is via a short private driveway from the B2027.
2. The building now known as The Little Barn was previously referred to as The Small Barn. The Little Barn was purchased in 1989 as a separate parcel of land from the adjoining Applebys farmhouse. Applebys had been listed since 1975 and the reason for the purchase was to use The Little Barn as ancillary accommodation. Approval for use as a separate building within its own curtilage was granted by Lawful Development Consent SE/14/01367in July 2014.
3. The Pre-App Enquiry Ref PA/21/00036 from the Planning Officer concluded that whilst there were concerns at the footprint, scale and bulk of the proposed replacement dwelling the provision of more detail might prove compliance with ADMP Policy GB4 Replacement Dwellings in The Green Belt. Conservation comments suggested that the proposed replacement building was in the same curtilage as Applebys and that compliance with ADMP Policy EN4 Heritage Assets was therefore unlikely. Both Officers requested more details including a Landscape Appraisal and a Heritage Statement. These have now been provided. The existing and proposed building details are shown on drawings 20/09/SY13 As Existing and 20/09/SK12 As Proposed with landscaping on drawings 20/09/SY11 As Existing and 20/09/SK111 As Proposed.
4. The Heritage Statement para:4.3 details evidence that The Little Barn curtilage has been separate from Applebys for in excess of 150 years. The separate curtilage was confirmed by Consent SE/14/01367.
5. The National Planning Policy Framework (NPPF) has a general presumption in favour of sustainable development and encourages the delivery of homes of a high quality of design and a good standard of amenity for all.
6. Paragraph 145 of the NPPF confirms that the replacement of a building within the Green Belt is not necessarily ‘inappropriate development’ providing the new building is in the same use and not materially larger than the one it replaces.
7. The existing Little Barn is brick built of simple rectangular form under a half hipped tile roof. There are no features of Architectural or Historic interest. It currently provides accommodation which fails to meet current energy standards and is incapable of improvement in its present form. Vehicular access is direct from the B2027 road with no on site turning facilities so that vehicles either have to leave or enter the site by reversing across the road.
8. Subsequent to the Pre-App: submission a measured and levelled site survey has been undertaken; M J Zara Drawing 9186 dated March 2021. This confirms the Little Barn footprint at 46.65m2 giving a potential replacement footprint complying with ADMP GB4 of 69.72m2 . The replacement dwelling footprint proposal has been reduced to 66.94m2 .
9. The shape of the replacement footprint has been revised from a simple square into two offset rectangles each under a different roof pitch. This is combined with a variation in the traditional cladding materials between elevations in order to reduce the visual scale and bulk. The longest single elevation is now 8.3m compared to the existing 10m.
10. The detailed design of the proposed replacement dwelling has been carefully considered in order to provide a dwelling, which whilst meeting current energy performance requirements, will appear similar in form to a small group of ancillary rural buildings entirely subsidiary to the listed Applebys farmhouse.
11. Bin storage is to be located in the north eastern re-entrant between the two offset rectangular plan components.
12. The proposed location of the replacement building allows for the provision of on-site turning and parking for two cars.
13. The redefined section of boundary within the entirely residential site will be formed of 1.8m high hazel wattle fencing combined with screen planting up to 20m away from the existing southern boundary with the paddock to which it will be linked by a matching 1.2m high post and rail fence.
14. **The amended proposals will provide a replacement dwelling complying with current energy standards with greatly improved internal space standards, external layout and vehicular access. It is considered that there will be no harm to the setting of the grade two listed Applebys within the adjoining curtilage.**
15. **The proposal will comply with relevant sections of the NPPF together with the relevant ADMP policies GB4 Replacement Dwellings in The Green Belt, EN4 ‘Heritage Assets’ and EN5 ‘Landscape’.**