



# ROBINSON ESCOTT PLANNING LLP



CHARTERED TOWN PLANNING AND DEVELOPMENT CONSULTANTS

DOWNE HOUSE, 303 HIGH STREET, ORPINGTON, KENT BR6 ONN, TEL:01689 836334 FAX: 01689 878091

Email: [enquiries@replanning.co.uk](mailto:enquiries@replanning.co.uk) Website: [www.replanning.co.uk](http://www.replanning.co.uk)

**PLANNING APPLICATION BY:  
WILDERNESS HOMES**

**RELATING TO:  
ROSEMOUNT, BADGERS ROAD, BADGERS MOUNT, KENT, TN14 7AT**

---

**PLANNING, DESIGN AND ACCESS STATEMENT**

---

**JUNE 2021**

1. **INTRODUCTION**

1.1. I am instructed by Wilderness Homes to prepare this Planning, Design and Access Statement in support of a planning application at Rosemount, Badgers Mount, Kent, TN14 7AT for the following development:

**“Demolition of existing dwelling; erection of 2no. dwellings with associated works”.**

1.2. This Planning, Design and Access Statement should be read in conjunction with the drawing package prepared by Sevenoaks Plans and the preliminary ecological appraisal prepared by Greenlink Ecology.

## 2. THE APPLICATION SITE AND SURROUNDING AREA:

- 2.1. The application site is situated in the village confines of Badgers Mount, on the northern side of Badgers Road, approximately 35m east from the junction with the A224. The site is the first dwelling on the northern side of the road and comprises a corner plot.

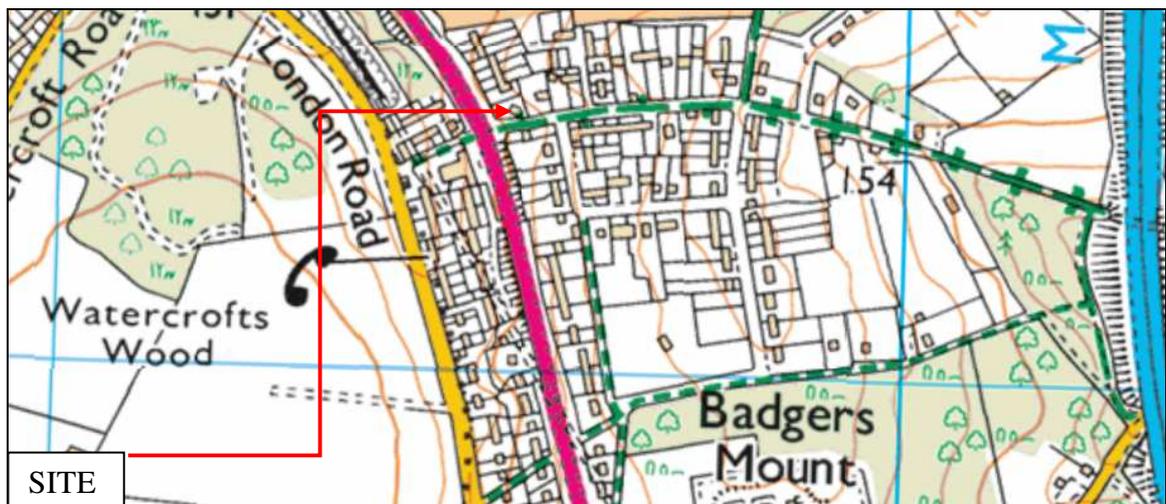
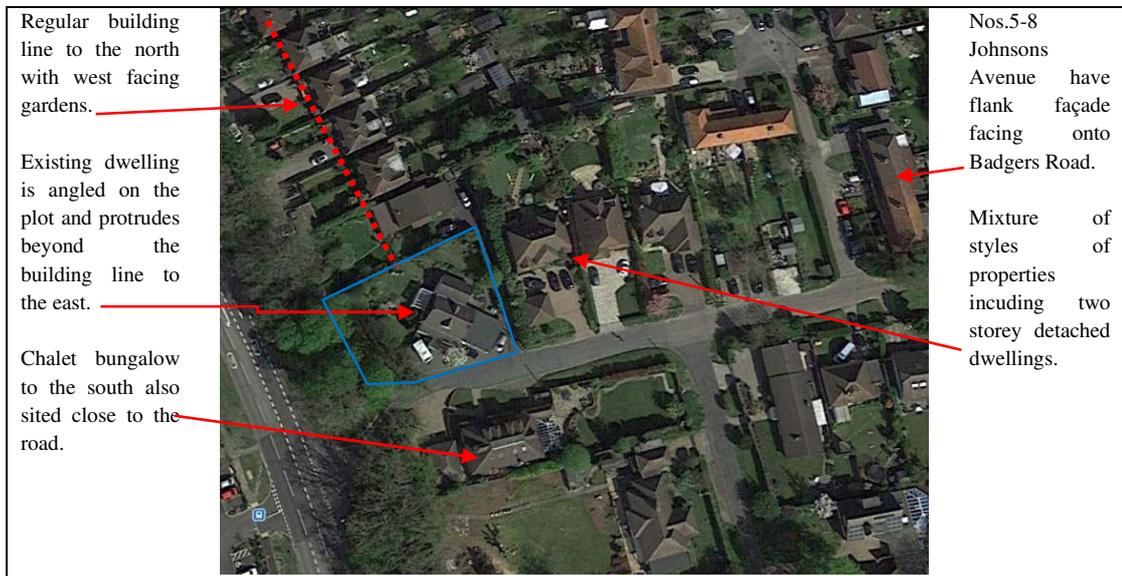


Figure 1: OS Map of site.

- 2.2. Rosemount is a large, detached dwelling with pitched gabled roof and double garage. It is positioned at an angle on the plot with the amenity area to the north and west of the property. The dwelling has parking and vehicular access in front of the double garage. The land level falls across the site in an east to west direction. A narrow access along the eastern boundary of the site provides vehicular access to the property to the north (Hengist). A dense tree belt forms the western boundary of the plot.
- 2.3. An assessment of the character of the area is outlined below.



2.4. In terms of planning designations, the site is located in the village of Badgers Mount. It is not situated in the Green Belt but is located in the Kent Downs AONB. The property is not listed or locally listed and there are no TPOs on the site.



Figure 2: Extract from Proposals Map.

### 3. **PLANNING HISTORY:**

#### **Site**

- 3.1. I have undertaken a review of the planning history of the site and there are no records attributed to the property.

#### **District**

- 3.2. A recent appeal decision within the District confirmed that the Council's is unable to identify a 5-year housing land supply (**APPENDIX 1**). The Council acknowledged at the Inquiry that the housing supply figure is untested and that the 'tilted balance' set out in paragraph 11 of the NPPF, should apply.
- 3.3. It is highlighted that the Council following recent appeal decisions can only demonstrate a 2.6 year supply of housing.

#### **Pre-Application**

- 3.4. The submission of this planning application follows detailed and corroborative pre-application advice with the Council under reference PA/21/00140. The following comments were made:
- The principle of an additional house on the site is welcome as it would contribute towards the District's housing supply.
  - The proposed site layout would also appear to be acceptable
  - Scheme would introduce opportunities for soft landscaping at the edge of Badgers Road
  - The proposals appear to accommodate ample space for two vehicles per house, with room for these vehicles to turn and exit the site in a forward gear. This is welcome.

- The proposed new properties would also appear to benefit from a good standard of accommodation, with dual aspect and private rear gardens.
- Sections should be provided to illustrate proximity to neighbours.
- Ecology report should be provided with application.

3.5. It was recommended that the height and bulk of the proposed development should be reconsidered to better respect the character of the surrounding area.

#### 4. THE APPLICATION PROPOSAL:

- 4.1. The proposal seeks to demolish the existing dwelling on the site and to replace this with 2no. detached dwellings. The properties will be two storey dwellings with 4no. bedrooms. The ground floor will consist of an open plan kitchen / diner, lounge and study.
- 4.2. The dwellings will respect the building line to the north and will be positioned further back from the road than the existing property. Vehicular access will be provided as existing, in the south-eastern corner of the plot, next to the driveway of Hengist.
- 4.3. The southern plot will face onto Badgers Road, with the front door on the southern elevation. The northern plot will have its front door on the eastern elevation.

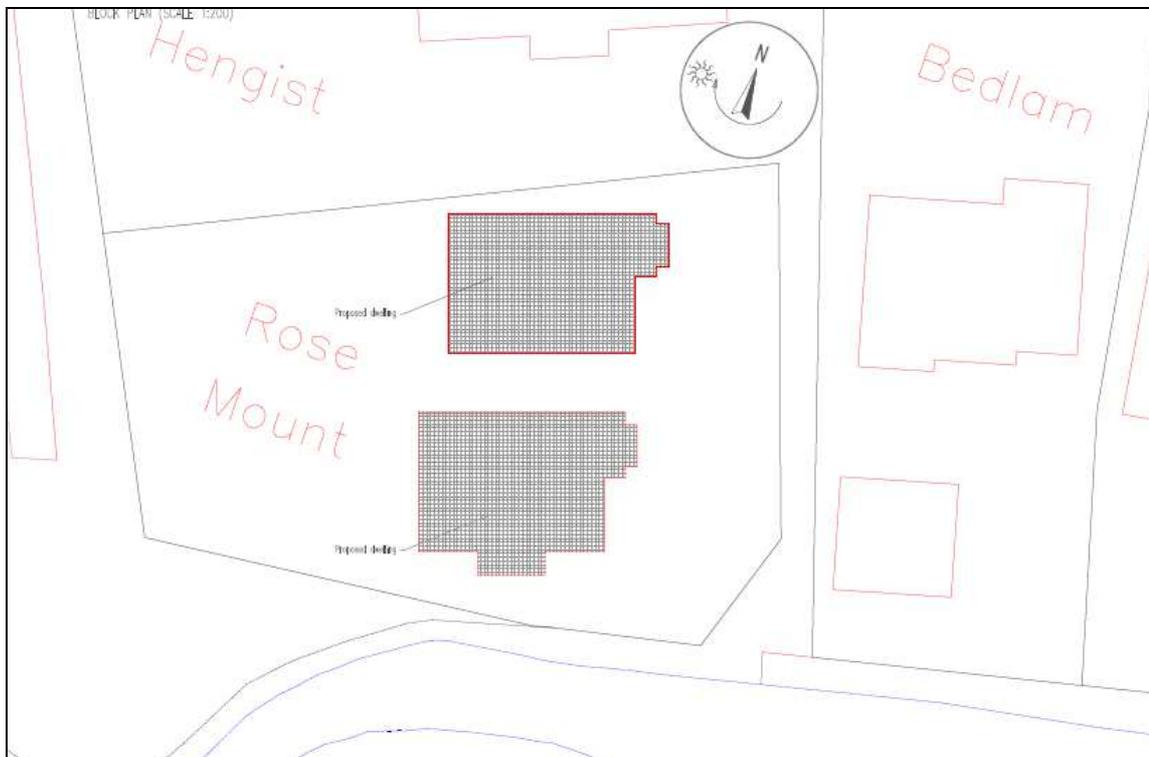


Figure 3: Proposed block plan.

- 4.4. The dwellings will exhibit a traditional vernacular of brick facades and pitched tiled roofs.



*Figure 4: Proposed elevations.*



*Figure 5: Proposed street scene.*

- 4.5. Each property will have 2no. car parking spaces. The amenity areas will be located to the west of the dwellings, with no trees being proposed to be felled as part of the development.

5. **PLANNING POLICY:**

- 5.1. Of relevance to this application are the relevant policies within the Sevenoaks District Core Strategy, Sevenoaks Allocations and Development Management Plan and Sevenoaks Residential Character Area Assessment Supplementary Planning Document SPD.
- 5.2. It is also relevant to consider the Government's planning policy objectives as set out in the National Planning Policy Framework.
- 5.3. Section 38(6) of the Planning and Compulsory Purchase Act 2004 Act states that applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. This is reinforced in paragraph 11 of the Framework (outlined below). Having reviewed relevant policy, it is our view that the proposal complies with the development plan and there are no material considerations that would indicate that planning permission should be refused. The development, therefore, benefits from the statutory presumption in favour of development that accords with the development plan.

**National Planning Policy Framework**

**Section 2 - Achieving Sustainable Development**

- 5.4. Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 5.5. Paragraph 8 outlines that the planning system has three overarching objectives to achieve sustainable development:

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right

places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

**b) a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

**c) an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy

5.6. So that sustainable development is pursued in a positive way, paragraph 10 states that at the heart of the Framework is a presumption in favour of sustainable development.

5.7. Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date <sup>7</sup>, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.8. Footnote 7 to paragraph 11 states that out of date policies involving the provision of housing will include where a Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 73) or where the housing delivery test indicates that the delivery of housing was substantially below less than 75% of the housing requirement over the previous three years.

### **Section 5 - Delivering a sufficient supply of homes**

5.9. To support the Government's objective of significantly boosting the supply of homes, Paragraph 59 advises that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

5.10. Paragraph 68 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and

d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

### **Section 9 – Promoting sustainable transport**

5.11. Paragraph 109 of the Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

## **Section 11 – Making effective use of land**

5.12. Paragraph 122 states that planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

## **Section 12 – Achieving well designed places**

5.13. Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

5.14. Section 127 outlines that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

5.15. Paragraph 130 advises that where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Paragraph 131 builds on this stating that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

### **Section 15 - Conserving and enhancing the natural environment**

5.16. Paragraph 172 states that Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

### **Sevenoaks District Core Strategy**

5.17. Policy LO7 states that new development in Badgers Mount should be of a scale and nature appropriate to the village concerned and should respond to the distinctive local characteristics of the area in which it is situated

5.18. Policy LO8 outlines that the countryside will be conserved and the distinctive features that contribute to the special character of its landscape will be protected and enhanced.

5.19. Policy SP1 of the Sevenoaks District Core Strategy states that all new development should be designed to a high quality and should respond to the distinctive local character in which it is situated.

### **Sevenoaks Allocations and Development Management Plan (ADMP)**

5.20. Policy SC1 states that when considering development proposals the Council will take a positive approach that reflect the presumption in favour of sustainable development contained in the NPPF.

5.21. Policy EN1 outlines general development criteria for development in the District.

5.22. Policy EN2 states that proposal will be permitted where they would provide adequate residential amenities for existing and future occupiers of the development and would safeguard the amenities of existing and future occupants of nearby properties.

5.23. Policy EN5 outlines that proposals within the Area of Outstanding Natural Beauty will be permitted where the form, scale, materials and design would conserve and enhance the character of the landscape and have regard to the relevant Management Plan and guidance.

5.24. In regard to mitigating travel impact, Policy T1 outlines that new development will be required to mitigate any adverse travel impacts, including their impact on congestion and safety, environmental impact, such as noise and tranquillity, pollution and impact on amenity and health.

5.25. Policy T2 outlines the districts policy in regard to parking provision and cycle parking.

5.26. Policy T3 sets out the requirements for electrical vehicular charging points.

**6. PLANNING MERITS:**

6.1. In light of the foregoing policy assessment and description of the proposed development, the following main issues are assessed:

- Principle of Development
- Design / Impact of Scheme Upon Surrounding Area
- Standard of Accommodation
- Residential Amenity
- Transport / Highways
- Ecology/Trees
- CIL.

**Principle of Development**

6.2. Policy as set out in the NPPF states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. Weight is given to small and medium development sites to deliver housing. The importance of making best and most efficient use of land has been strengthened within Section 11 of the NPPF 2019.

6.3. The site is situated in the village confines of Badgers Mount where the principle of development is acceptable, subject to material planning considerations (discussed below).

6.4. The Council is unable to demonstrate a 5 year housing land supply and the delivery of these two dwellings will provide a modest yet valuable contribution to housing in the District. For this reason, housing delivery should be attributed substantial weight in the assessment of this proposal.

**Design / Impact of Scheme Upon Surrounding Area**

- 6.5. The context appraisal within this statement demonstrates that the site and surrounding area has a mixed character, with an irregular building line and a variety of scales and styles to dwellings. The existing property has a quirky layout where it angles towards the highway and is prominent in the street scene, being in front of the building line to the east.
  
- 6.6. The proposal realigns the built form with the building line to the north and moves the built form away from the street scene. It retains an open verge in front of the southern plot and therefore maintains the open layout entering into Badgers Road. The southern plot has its frontage facing onto Badgers Road thus animating the façade and ensuring it engages with the wider street scene. The layout of the development was supported at pre-application stage.
  
- 6.7. To respond to pre-application comments, the height and bulk of the proposed roofscape has been significantly reduced, as shown in the below image:



*Figure 6: Street scene showing reduction in mass and bulk since pre-application scheme.*

- 6.8. The crown roof has now been removed, with the windows being situated just under the eaves of the roof. The roofline is broken up with gable features which are set well below the main ridge which break up the mass of the building further. Importantly, given the

reduction in mass and volume to the roofscape the buildings now respond to the topography of the road with Bedlam being situated much higher than the proposed dwellings.

- 6.9. The appearance and character of the buildings responds positively to the distinctive palette of materials of the surrounding area. The development constitutes a high quality design which will conserve the setting of the street scene. Given the mature tree belt and its position surrounded by built form, the proposal will not appear visually intrusive in the landscape and will conserve the setting and character of the AONB.
- 6.10. Parking is discreetly positioned along the eastern boundary of the site, ensuring that the development will not create a car dominated layout.
- 6.11. For the reasons above, the proposal represents a positive development in the street scene and AONB and will be in accordance with Section 12 of the NPPF, Policies LO8 and SP1 of the Sevenoaks Core Strategy and Policies EN1 and EN5 of the Sevenoaks ADMP.

#### **Standard of Accommodation**

- 6.12. The proposed dwellings will be compliant with National Technical floor space standards and will have open plan layouts suited for modern living. Each dwelling will have a west facing garden with stepped terrace. Both properties will be dual aspect and benefit from good levels of light and outlook.
- 6.13. Overall, the proposed development will be in accordance with the Section 12 of the NPPF and Policy EN2 of the Sevenoaks ADMP.

#### **Residential Amenity**

- 6.14. The application proposal has been sensitively designed to preserve the amenity of adjoining occupiers.

6.15. With regard to Hengist to the north, the northern plot of the development will not have any first floor windows facing this property which will ensure there will be no overlooking from habitable rooms. Appropriate levels of boundary enclosures and landscaping will be provided to ensure there is no loss of privacy from the proposed terrace.



*Figure 7: Relationship with Hengist.*

6.16. In terms of light, the development will be to the south of Hengist. However, it is set well away from this adjoining property, with Hengist benefiting from a west facing garden. The main living area, which utilises the levels and is single storey on the western side, will be unaffected by the development. In terms of outlook, as Hengist is set well off the shared boundary with the application site, the proposal will not be overbearing or oppressive when viewed from the kitchen at Hengist.



Figure 8: Relationship with Hengist.

6.17. To the east of the application site is Bedlam. This property is located higher than the application site and is separated by a mature hedge. This ensures that there will be no impact to the occupiers of Bedlam. The rear garden of Bedlam given the layout and position of the application scheme will not be affected in terms of light, outlook or privacy.

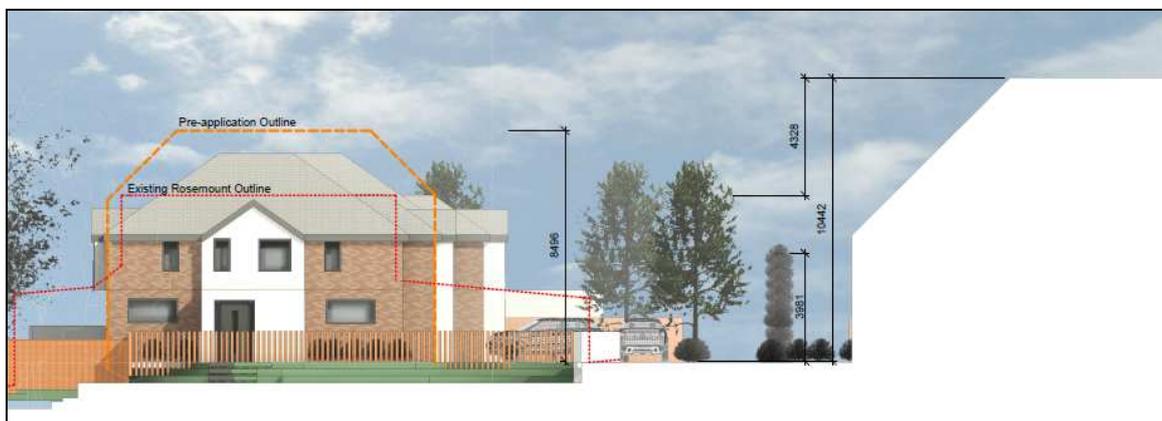


Figure 9: Relationship with Bedlam.

6.18. Strines, which is to the south of the proposal will be situated too far away to be affected in terms of privacy, outlook or light.

6.19. The application proposal will therefore be in full accordance with Policy EN2 of the Sevenoaks ADMP.

### **Transport / Highways**

6.20. The proposed houses will be served by the existing access onto Badgers Road which is a lightly trafficked road and has good visibility. The layout has been designed to ensure cars can exit the site in a forward gear. The scheme will therefore be acceptable in terms of highways safety and convenience in line with paragraph 109 of the NPPF and Policy T1 of the Sevenoaks ADMP.

6.21. The provision of 2no. car parking spaces will be in accordance with Policy T2 of the Sevenoaks ADMP. Both properties will have electric charging points in line with Policy T3 of the ADMP.

### **Ecology / Trees**

6.22. The planning application is supported by a preliminary ecology appraisal (PEA) which has been prepared by Greenlink Ecology.

6.23. During the survey, the potential presence of legally protected/notable species was considered, including bats and breeding birds. Since there was no evidence of/potential for bats recorded during the PEA survey, it is considered that there is no significant risk of direct impacts to bats as a result of the proposed works and therefore, no need for mitigation measures other than on a precautionary basis in relation to artificial lighting. To avoid the seasonal risk of impacts in relation to potentially suitable habitats, mitigation measures have been recommended for breeding birds.

6.24. Although there is a designated site for nature conservation in the local area, there is no perceived risk of impacts as a result of the proposed works and therefore, no need for

mitigation measures. In accordance with the NPPF, recommendations have also been made for ecological enhancement measures to benefit local biodiversity, in particular habitats, bats and breeding birds.

6.25. Overall, there are no known overriding ecological constraints that would prevent the proposed works going ahead, subject to the recommendations made in this report being correctly implemented.

6.26. All mature trees on the edge of the site will be retained and protected as part of the development.

**CIL**

6.27. The relevant CIL paperwork has been completed.

**7. CONCLUSION:**

- 7.1. This Planning, Design and Access Statement has demonstrated that the residential redevelopment of the site for two detached dwellings is in full accordance with the aims and objectives of National and Local Plan policy. Significant weight should be given the provision of housing within the District.
- 7.2. The principle of development has been established as appropriate.
- 7.3. The proposed design of the development has been significantly altered following pre-application advice from the Council. The proposed layout, mass, bulk and scale of the proposed scheme represents a positive development in the street scene and AONB and will be in accordance with Section 12 of the NPPF, Policies LO8 and SP1 of the Sevenoaks Core Strategy and Policies EN1 and EN5 of the Sevenoaks ADMP.
- 7.4. The proposal will preserve neighbouring amenity and will provide high quality accommodation for future occupiers.
- 7.5. Suitable levels of parking are provided with appropriate access onto Badgers Road. Through the preparation of a PEA, it has been demonstrated that the development is acceptable in terms of ecology.
- 7.6. The proposal is therefore in full accordance with the Development Plan and planning permission should be approved.

8. **APPENDICES:**

**APPENDIX 1 – SWANLEY CENTRE APPEAL DECISION**