



**PLANNING DESIGN AND ACCESS STATEMENT**

**REF: SEV/21/15**

**DEMOLITION OF EXISTING DWELLING AND THE ERECTION OF NEW FOUR  
BEDROOM DWELLING TOGETHER WITH ACCESS AND PARKING**

**THE MAPLES, ASHGROVE ROAD, SEVENOAKS, TN13 1SX**

**APPLICANT: MR AND MRS BRINDLEY**

**MAY 2021**



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## 1.0 SUMMARY

- 1.1 This Planning, Design and Access Statement has been prepared to support the proposal for the demolition of the existing dwelling and the erection of a new four bedroom dwelling together with access and parking at The Maples, Ashgrove Road, Sevenoaks, TN13 1SX.
- 1.2 The existing site is located close to the edge of the built confines on the west side of Ashgrove Road, close to the junction with Oak Lane. The site currently has a two-storey semi-detached dwelling on the site with a garage located towards the western boundary. It is proposed to demolish the existing semi-detached dwelling and rebuild a new detached property. This will result in the other half of the semi-detached pair (April Cottage) also becoming a detached property.
- 1.3 This Planning Design and Access Statement demonstrates that the proposal complies with the policies of the current development plan and the NPPF, published in February 2019, and falls within the definition of sustainable development, and should therefore be granted planning permission without delay.



## 2.0 SITE AND CHARACTER APPRAISAL

- 2.1 The site is located within the built confines of Sevenoaks, close to the boundary with the Green Belt, which is to the north-west of the application site and runs along Oak Lane and Brittain's Lane. Vehicular access to the site is located directly onto the junction between Ashgrove Road and Oak Lane. The dwelling is located to the southern boundary of the plot and attached to April Cottage. The semi-detached pair are two storey properties with hipped roofs over, rendered white with brown tiles to the roof. The properties are set up from the road behind a retaining wall to the road frontage, with a hedge running along the line of the retaining wall. A garage is located to the western boundary of the site, and the application site is triangular in shape. The site has an area of approximately 0.05ha.
- 2.2 The site slopes up from the road frontage but is relatively flat and level towards the rear (south-west). To the north-west is a detached property (Thornwood) which shares an access onto the junction with Ashgrove Road/Oak Lane with the application site, but with a frontage to Oak Lane. To the south is the attached property (April Cottage) with a further pair of semi-detached properties beyond to the south. There is a further pair of semi-detached cottages (Cross Keys Cottages) on the opposite side of the road junction, but otherwise the area surrounding the application site is made up of larger detached



properties of individual design.

- 2.3 To the east, on the opposite side of Ashgrove Road, there are a number of relatively new infill dwellings on land around Cross Keys House. These properties are accessed off a drive from Ashgrove Road and do not front the main highway.
- 2.4 To the south, on the western side of Ashgrove Road, are three relatively new detached dwellings granted permission under reference 12/01544 which were formerly part of the grounds of Cross Keys House.
- 2.5 The area is therefore characterised by a mix of developments, with large, detached dwellings set in generous plots alongside smaller semi-detached dwellings in more limited plots, and modern infill development.



### 3.0 PLANNING HISTORY

3.1 According to the Council's website, the following planning history is recorded for the application site:

- 78/00756- Extension to side of dwelling. Granted 11.07.78.
- 80/00349- Erection of porch extension to dwelling and car port. Details not recorded on Council's website.
- 00/1243- Single storey rear conservatory extension. Granted 21.08.00.
- 07/00059/FUL- Two storey side extension, replacement garage and shed. Granted 08.03.07 (not implemented)

3.2 Other applications, which are material considerations, in the local area are as follows:

Willow Cottage, Ashgrove Road, Sevenoaks, TN13 1SX (directly opposite the application site to the west)

- 12/01396/FUL- Demolition of existing dwelling; erection of two replacement detached dwellings each with detached double garage with room above. Granted.



Cross Keys House, Ashgrove Road, TN13 1SX

- 06/01539/OUT- Construction of two detached houses within existing garden area. Refused; appeal allowed;
- 09/02368/FUL- Erection of two detached houses within existing garden area in relation to the approved outline application 06/01539/OUT. Granted;
- 17/03680/FUL- Erection of a single, two-storey, detached dwelling and detached garage. New access. Granted.

Cross Keys Lodge, Ashgrove Road, TN13 1SX

- 16/01728/FUL- Demolition of existing dwelling. Erection of two detached dwellings with attached garages and associated parking and landscaping. Granted.

West Cross Keys House, Ashgrove Road, TN13 1SX

- 10/02732/FUL- Demolition of existing garage to facilitate the erection of three detached dwellings, with new crossovers and a replacement garage. Granted.
- 12/01544/FUL- Demolition of existing garage to facilitate the erection of three detached dwellings, with new crossovers and a replacement garage (amendment to scheme approved



under planning permission SE/10/02732/FUL). Granted.

Hyde Cottage Oak Lane Sevenoaks KENT TN13 1TB

- 20/00246/FUL- Demolition of existing dwelling, garage and annex, erection of three new dwellings (1 X 4 bedrooms and 2 X 5 bedrooms) together with access, landscaping, parking and fencing.



#### 4.0 PROPOSAL

- 4.1 The proposed development consists of the demolition of the existing dwelling on the site and its replacement with a new detached four-bedroom dwelling. The proposed dwelling will be two storeys with a pitched roof over, but will have a basement level containing a garage, together with a home cinema and gym. The roof will also have accommodation within it facilitated by dormer features to the front and rear roof slopes. The roof will have hips at each end, and the dwelling will have a projecting bay feature to the ground and first floors to articulate the building and identify the entrance to the building.
- 4.2 The design of the building is classical and neo-Georgian in appearance, with a vertical emphasis to the window details and columns supporting the canopy over the entrance door. The scale and bulk of the proposed dwelling is similar to the other more recent infill developments in the local area (which will be referenced below). The materials proposed include facing bricks, with stone detailing clay roof tiles.
- 4.3 The access to the proposed development will be from a new access onto Ashgrove Road, which is to be moved further to the south, away from the junction. The access will serve the basement garage area, and parking to the frontage for two further vehicles. A retaining wall is proposed to be constructed to define



the front boundary of the garden area but will be set back behind visibility splays. The new retaining wall will reflect the appearance of the existing retaining wall in order to maintain the character of the area, with additional planting behind. The access will also be moved away from the access to the property to the north-west (Thornwood)- currently the access drives emerge next to each other onto the crossroad junction. The proposed access drive will be constructed of a permeable surface (unlike the existing driveway) in order to mitigate water run off onto the highway.

- 4.4 Although there is some landscaping to the boundaries of the application site, there is little within the site, as the garden areas are mainly laid to lawn. There are no substantial trees on the site.



## 5.0 POLICY CONTEXT

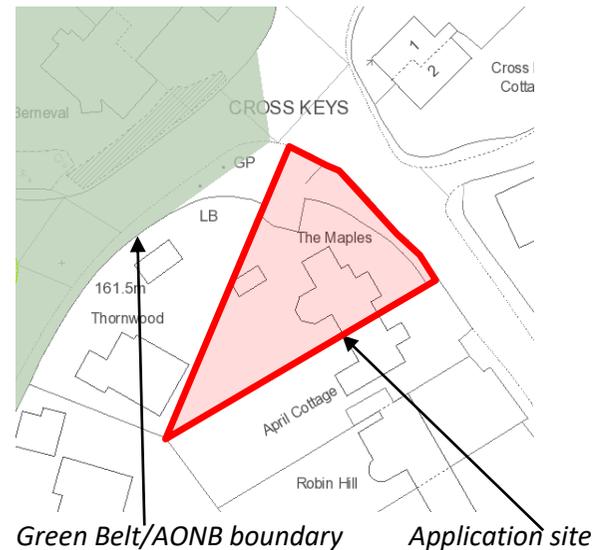
### Development plan

- 5.1 The development plan consists of the Sevenoaks Core Strategy and the Allocations and Development Management Plan (ADMP). Having regard to the proposed development and the reasons for refusal, the relevant policies are set out below.
- 5.2 Core Strategy (adopted 2011);
- LO1- Distribution of Development
  - LO2- Development in Sevenoaks Urban Area;
  - SP2- Sustainable Development;
  - SP7- Density of Housing Development
- 5.3 Allocations and Development Management Plan (adopted 2015);



- EN1- Design Principles
- EN2- Amenity Protection
- T2- Vehicle Parking
- T3- Provision of Electrical Vehicle Charging Points

5.4 Having regard to the Proposals Map, the site is within the urban area, and to the north-east of the site is the Green Belt and AONB boundary, as shown in the extract below;





The site is also within an Archaeological Notification Area.

#### **Other material considerations**

- 5.5 **National Planning Policy Framework (NPPF)** – a revised version of the NPPF was published in February 2019, and therefore carries considerable weight as a material consideration. Paragraph 10 of the NPPF sets out that;

*“at the heart of the Framework is a presumption in favour of sustainable development.”*

- 5.6 Paragraph 11 goes on to say that for decision taking this means;

*“approving development proposals that accord with an up to date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, 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.*



5.7 Paragraph 127 of the NPPF is part of the section relating to achieving well designed places. A number of bullet points require planning decisions to ensure that developments;

- *“are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *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);*
- *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.....”*



## 6.0 MAIN ISSUES

6.1 Having regard to the policy context, the main issues raised by the application are;

- Principle of the development;
- Impact on the character of the area;
- Impact on the amenities of adjoining properties;
- Access and parking.

### **Principle of the development**

6.2 Policy LO1 of the Core Strategy sets out where the development needs of the district will be distributed. The policy confirms that development will be focused within the built confines of existing settlements, and that the Sevenoaks urban area, which includes Sevenoaks town, Riverhead, Dunton Green, Chipstead and Bessels Green, will be the principal focus for development in the District in accordance with Policies LO2 and LO3. Policy LO3 refers to development within Sevenoaks town centre, and therefore does not apply to this proposal.



- 6.3 The application site is within the built confines of Sevenoaks, and outside of the Green Belt and Area of Outstanding Beauty designation. As a result, policy LO2 is referenced. However, this policy is aimed at the provision of additional housing. As this proposal is for a replacement dwelling, policy LO2 does not apply.
- 6.4 The principle of infill development has also been established in recent years by the other planning permissions granted for development nearby and highlighted above in the Planning History section. However, this is not a proposal for an infill form of development (the development of an otherwise undeveloped site within an existing developed frontage), or for an increase in the density of development on the site. As the site is for a “one-for-one” replacement dwelling within the built confines of Sevenoaks, the principle of the development should be acceptable.
- 6.5 As a result of the scale and nature of the proposed development, there will be no conflict with policy LO1 of the development plan.

**Impact on the character of the area**

- 6.6 Policy SP1 of the development plan requires all new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Policy SP7 is aimed at the



density of housing development and sets out that within the urban areas of Sevenoaks, new residential development will be expected to achieve a density of 40 dwellings per hectare. However, as this is a replacement dwelling, with no increase in the number of units, the density of the site remains the same. Policy EN1 is a criteria based policy that includes the following;

- the form of the proposed development would respond to the scale, height, materials and site coverage of the area;
- the layout of the proposed development would respect the topography and character of the site and the surrounding area;
- the proposal would not result in the loss of buildings, open spaces or green infrastructure that would have an unacceptable impact on the character of the area;
- the proposal would ensure satisfactory means of access for vehicles and pedestrians and provide adequate parking and refuse facilities;
- new development would be inclusive and where appropriate make satisfactory provision for the safe and easy access of those with disabilities.

6.7 The impact on the character of the area can be assessed using the headings of a Design Statement, and these are as follows;

- Amount;



- Scale;
- Layout;
- Appearance;
- Landscaping.

#### Amount

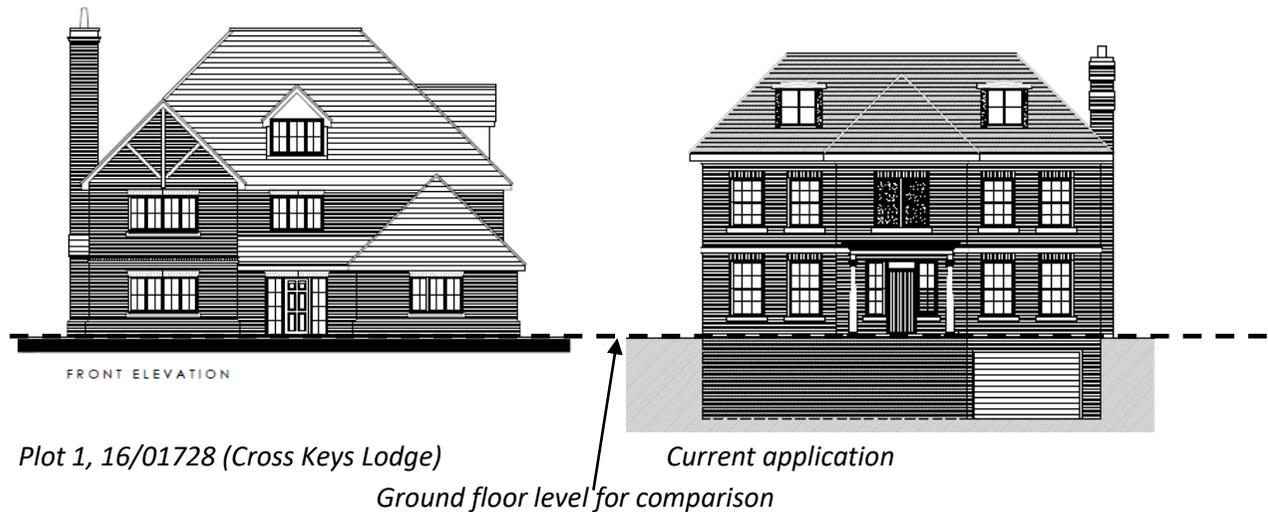
- 6.8 The proposed development is for a single detached dwelling to replace the existing semi-detached property. There will therefore be no increase in the amount of dwellings on the site.
- 6.9 The existing semi-detached dwelling is two storeys and has a floor space of 139.2 sqm (ground and first floor, including garage). The proposed dwelling has a floor space in total of 425 sqm. Whilst this is an increase in the amount of floorspace on the site, a significant element of the floor space is included within the basement area (111 sqm) and within the roof space (77 sqm). The use of these spaces allows for a more efficient use of the building to deliver the required family accommodation. The floorspace excluding the basement amounts to 314 sqm, and this is comparable to the floorspace of the three detached dwellings granted permission under reference 20/00246 at Hyde Cottage, Oak Lane, to the south of the site, which range between 314 sqm and 342 sqm (none of these properties have basements). It is submitted that the amount of built form proposed for the site reflects the amount of other built form of new dwellings recently granted permission in



the local area.

#### Scale

- 6.10 The scale of the proposed building will be two storeys above ground, with a basement below ground and accommodation within the roof space. The height of the proposed building from ground floor level (excluding the basement) to the top of the ridge is 9.2m. The overall width of the proposed dwelling is 13m across the front elevation, and the depth at two storeys is 10m maximum, including the projecting bay to the front elevation. There is a single storey orangery to the rear which extends a further 3.5m into the site.
- 6.11 The existing building on the site has a height to the ridge of the roof of 5.9m, with a two-storey width across the frontage of 9.1m, with a single storey side element of 2.9m. the depth of the existing building is 7m at two storeys, with a conservatory extension to the rear at single storey of 4.3m. it is clear that the scale of the proposed building is greater than the scale of the existing building. However, the scale of the current proposal is comparable to the scale of other dwellings granted permission in recent years, as the photographs in **Appendix A**, and the details below demonstrate;



- 6.12 In addition, planning permission granted under reference 12/01396 for replacement dwellings directly opposite the application site to the west (as identified in the Planning History section above) allowed two dwellings of comparable proportions of the current application proposal. The shape, size and height of the two infill properties is noted in the Design and Access Statement as;



*“the 2 dwellings would have an overall width of 17.7m and a depth of 12.8m and a maximum height to the ridge of 9.3m”*

The majority of dwellings in the local area are detached, and the form and scale of the currently proposed development will be consistent with this prevailing character.

- 6.13 Notwithstanding the above, the character of the surrounding area is typified by mainly detached dwellings, of individual design, with a degree of variety in the scale and form of the buildings. The scale of the current proposal is minimised by the use of a hipped roof, and articulation provided by the projecting front bay and the chimney to the flank elevation. The design and arrangement of the windows helps to “break up” the front elevation, and the dormers perform a similar function to the front and rear roof slopes.
- 6.14 The form of the proposed development would therefore respond to the scale and height of the surrounding development, and the more recently permitted development, and as such complies with the relevant criteria of policy EN1.

#### Layout

- 6.15 In relation to layout, the proposed built form is to be located close to the footprint of the existing dwelling.



However, the existing dwelling will be demolished, creating space for the proposed new dwelling and also resulting in April Cottage becoming a detached property. The layout allows for space to the plot boundaries- between 2.3m and 6.4m (at the front corner) to the north-western boundary, and 1.74m and 4.6m (at the front corner) to the south-eastern boundary. These spaces are generous and allow for a high degree of spaciousness to be maintained. The layout also allows for the proposed dwelling to continue to front onto Ashgrove Road.

- 6.16 The orientation of the proposed dwelling on the site makes sure that the front elevation is parallel to the road frontage. This results in the rear elevation facing south-west. This enables the main habitable rooms in the rear elevation being able to take advantage of the natural heating of the sun to warm the spaces within the proposed house.
- 6.17 The proposed layout, which has the dwelling located towards the eastern part of the site means that the proposed development will not have a significant impact on the amenities of the adjoining properties (this is addressed below in more detail). In addition, the layout allows for the provision of a new access point with off street parking, with the existing retaining wall replaced with a new retaining wall set further back in order to improve visibility splays.
- 6.18 There are no significant landscape features on the site. The proposed layout results in the existing boundary features being able to be retained, apart from the hedge to the existing road frontage. This hedge will be



removed, and a replacement hedge planted behind the new retaining wall to the road frontage.

- 6.19 Having regard to the above, it is clear that the layout of the proposed development would respect the topography and character of the site and the surrounding area, and sensitively incorporate natural features such as trees and hedges, as required by policy EN1 of the development plan.

Appearance

- 6.20 In relation to appearance, the proposed development uses the following materials;

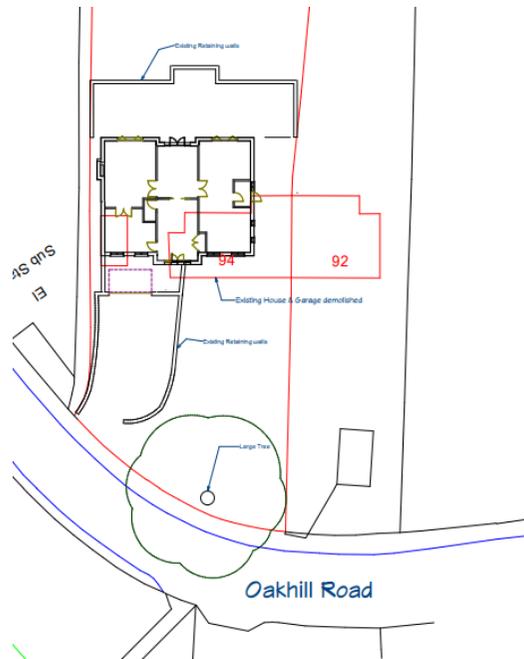
<b>Proposed materials</b>	<b>Proposed dwelling</b>
Walls	Weinerberger Jassandra multi stock facing brickwork
Roof	Blue/grey slates
Stone details	Natural stone
Doors	Timber
Windows	White painted frames



- 6.21 The proposed materials reflect the colours and textures of the materials used on the surrounding buildings, including those recently granted permission. The detailing of the elevations, in particular the windows, results in the avoidance of large areas of brick, and together with the use of stone detailing breaks down the scale of the building to create a more “human” form.
- 6.22 The applicants intend to have solar panels on the flat section of the crown roof to generate electricity and if possible, use sustainable heating sources such as ground source/air-source heat pumps. Given the design of the proposed building, and the use of modern design and build technologies, it will be much more sustainable, and have reduced CO2 emissions than the current property.
- 6.23 As noted above, there is a degree of variety in terms of the scale and form of the surrounding buildings, but there is a consistent theme of larger, individually designed two storey properties, some with accommodation in the roof space. The photographs at **Appendix A** show some of these examples.
- 6.24 The building materials, together with the form of the proposed building, has been designed to reflect the use of other materials of the surrounding buildings. As a result, there is no conflict with policy EN1 of the development plan.
- 6.25 The appearance of the site will change as the existing semi-detached properties will effectively be separated,



and two detached properties created (the dwelling the subject of this application, and the currently adjoining dwelling, April Cottage). There have been other examples of such development nearby, in particular application 11/03314/FUL for development at 94 Oakhill Road. An extract from the site plan is shown below;





- 6.26 The case officer's report sets out that there would be no objection in principle to the proposed demolition of one part of the semi-detached pair and the erection of a new detached dwelling. In addition, it is noted that the development was in a conservation area, where more rigorous standards of design, layout, appearance and character are generally applied. In the light of the above, it is submitted that the current proposal should also be considered acceptable in principle.

#### Landscaping

- 6.27 As described above, there are no significant landscaping features on the site. The main feature is the hedge to the road frontage, which is to be replaced once the retaining wall to the frontage has been rebuilt in its new location. Details of replacement or enhanced planting can be secured by the use of appropriately worded conditions. Subject to those conditions, it is clear that the proposed development can incorporate natural features such as trees and hedges within the site, in accordance with policy EN1. In addition, it is proposed to install two bird boxes within the site, as detailed on the submitted plans, to improve and enhance the biodiversity of the site.
- 6.28 Given the above, it is submitted that the proposed development will reflect the distinctive character of the area and respond to the scale, height, materials and site coverage of the area. As a result, there will be no



conflict with policies SP7 and EN1 of the development plan.

### **Impact on residential amenity**

- 6.29 Policy EN2 seeks to protect the amenities of adjoining properties. It sets out that proposals 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 by ensuring that development does not result in overlooking or visual intrusion and where the built form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties.
- 6.30 In relation to the amenities of future occupiers of the development, it is submitted that the proposed dwelling size is appropriate and adequate for a 4-bedroom family dwelling. Whilst the Council have not adopted the National Space Standards for new dwellings, the minimum floorspace for a two storey four bedroom/eight-person dwelling is 124 sqm. The proposed dwelling has a floorspace of 425 sqm (314 sqm excluding the basement area). The proposed dwelling therefore has a more than adequate amount of internal space for the required function.
- 6.31 The ground floor footprint of the proposed dwelling amounts to 126 sqm. The plot size amounts to 526 sqm. This will leave a garden area for the property of 400 sqm. The application site is triangular in shape, and the



depth of the rear garden is a maximum of 24.5m. The amenity space provided is therefore suitable and appropriate for the type and function of the dwelling.

- 6.32 As a result, due to the size of the dwelling and the garden area the amenities for the future occupiers of the site will be acceptable.
- 6.33 The arrangement of the proposed dwelling on the site results in a greater degree of separation and space to April Cottage to the south. Whilst the proposed dwelling is deeper within the plot than April Cottage, this is only due to the inclusion of the proposed orangery, which is single storey and a maximum of 3.5m in depth. The depth of the orangery would not be harmful to the amenities of the rear windows to April Cottage. It is understood that the ground floor window to the rear elevation of April Cottage serves a room which also has a window to the front elevation, and therefore is lit from the east and the west. there is therefore unlikely to be serious loss of light to this room.
- 6.34 The existing layout of the site means that the rear of the existing dwelling faces towards the eastern front corner of Thornwood to the west. despite this arrangement, the windows in the front elevation of Thornwood do not directly face the application site but face north-east. The windows of the existing dwelling however face directly towards the front elevation of Thornwood, as shown in the photograph below;



*View from upper floor window of existing dwelling towards Thornwood*

- 6.35 The proposal seeks to orient the proposed dwelling so that the rear facing windows are facing directly down the garden of the application site, due south-west. In this way, there will be no direct views across to the frontage of Thornwood. In addition, the upper floor windows to the proposed dwelling that are closest to the boundary with Thornwood are to non-habitable rooms and spaces, which can be fixed shut and obscure glazed to prevent any direct overlooking. As a result of this arrangement the incidence of overlooking is



reduced, and there is an improvement in the relationship between the two dwellings.

- 6.36 As a result, it is submitted that there will be no harm to the amenities of the adjoining residential properties, particularly by way of loss of light, overlooking or an overbearing impact. As a result, there will be no conflict with policy EN2 of the development plan.

#### **Access and parking**

- 6.37 Policy T2 of the development plan requires vehicle parking provision, including cycle parking, in new residential developments to be made in accordance with the current Highway Authority vehicle parking standards in Interim Guidance Note 3 to the Kent Design Guide. The proposed development provides for three parking spaces for each dwelling, one of which is located within a garage. The adopted car parking guidance document set out at Appendix 2 to the ADMP sets out that 2 spaces per dwelling would be required in a suburban edge location, and that garages are acceptable in addition to the 2 spaces per dwelling standard. As a result, the proposed development meets the required parking standard. Cycling, as an alternative mode of transport to the car, is encouraged by policy T2. Secure cycle storage is able to be provided within the proposed garage or basement area of the proposed dwelling.
- 6.38 Policy T3 of the development plan sets out that within new residential developments all new houses with a



garage or vehicular access should include an electrical socket with suitable voltage and wiring for the safe charging of electric vehicles. A charging point can be provided within the proposed garage.

- 6.39 The existing access is to be relocated to the south to create a new access point. This will move the access from the junction and further away from the junction with Thornwood. The existing access is shown below;



*Existing access to site   Access to Thornwood   Oak Lane*

- 6.40 The visibility to the south upon exiting the site is shown below;



*Existing visibility to the south*

- 6.41 As well as the access being moved away from the junction and the adjoining access, the existing retaining wall will be replaced with a new wall which will be “straightened up” and no further forward than the required visibility splays. Both of these arrangements will result in improvements to the highway situation and will



result in a reduction in the danger and inconvenience to other highway users.

- 6.42 As a result of the above, it is submitted that the proposed development will comply with policies T2 and T3 of the development plan relating to access and parking.



## 7.0 CONCLUSIONS

- 7.1 The proposed development should be acceptable in principle, given that it is within the built-up area of Sevenoaks.
- 7.2 The development will not result in harm to the overall character of the area, in particular having regard to the character and local distinctiveness of the surrounding development, and those recently granted planning permission. The scale, form, design and appearance reflects that of surrounding buildings, including the recent infill development accessed from Ashgrove Road to the east of the application site.
- 7.3 In addition, there will be no harm to the amenities of adjoining properties due to the relationship of the new dwelling and its orientation. The environment created for future occupiers of the development will be satisfactory.
- 7.4 Car parking is provided in accordance with the adopted standards, and cycle parking and electric charging points will be provided. The proposed new access will be not result in any increased danger to other highway users, and in fact will result in an improvement and minimise any potential conflicts between



vehicles entering and leaving the application site, the adjoining site and navigating the adjacent junction.

- 7.5 It is submitted therefore that the proposed development does not conflict with the policies of the development plan. As a result, it falls within the definition of sustainable development set out in paragraph 11 of the NPPF and should therefore be granted planning permission without delay.



**APPENDIX 1-** Examples of other properties in the surrounding area

Thornwood House Oak Lane (next door to the west)





Cross Keys Cottages (opposite the site to the north)





Willow House, off Ashgrove Road (opposite the site to the east)





Beech Lodge off Ashgrove Road (opposite the site to the east)





Wellington House off Ashgrove Road (opposite the site to the east)





Cranmer House Ashgrove Road (to the south of the site)





Highwood, Ashgrove Road (to the south-east of the application site)

