



## **APPLICATIONS & APPEALS SERVICES**

**THE OLD SCHOOL HOUSE, 25 GLEBE ROAD, WEALD,  
TN14 6PB**

**CONSTRUCTION OF ORANGERY. DEMOLITION OF  
GARAGE AND ANNEX BUILDINGS AND CONSTRUCTION  
OF NEW OUTBUILDING INCORPORATING AN ANNEX,  
GARDEN STORE/WORKSHOP  
AND GARAGE. REPLACEMENT OF ARCHWAY METAL  
GATES WITH TIMBER GATES**

**PLANNING, DESIGN AND ACCESS STATEMENT**

**JULY 2021**



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## 1.0 INTRODUCTION

1.1 Planning permission and listed building consent are sought for the following works at The Old School House:

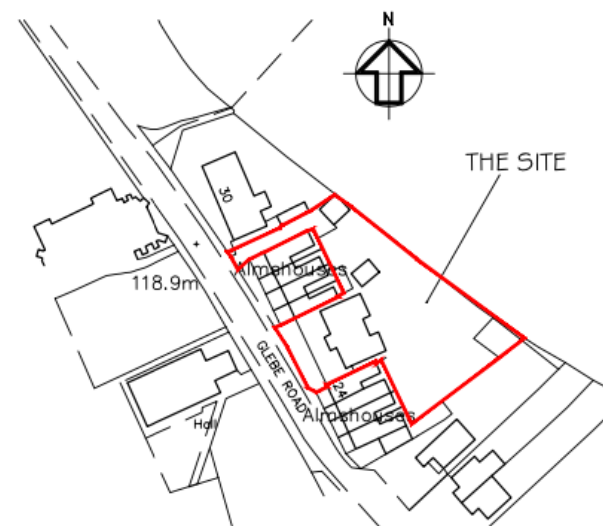
1. Construction of orangery to rear elevation of The Old School House
2. Demolition of detached garage and separate detached annex building
3. Construction of replacement outbuilding building in similar location to the buildings to be removed comprising a small annex (one bedroom and a bathroom only), a garden store/workshop and a two-bay garage
4. Replacement of 2 x metal gates to side archways of dwelling with timber plank gates

1.2 The Old School House is a grade II listed building with the following listing description:

***'Mid C19 symmetrical building with 1-storey and attic central entrance section under high gable and 1-storey, 1-window side sections under fairly low-pitched slate roof.***

***Covered stone eaves soffits. Galleted roughly coursed rubble, freestone quoins and dressings. Windows all lancets, groups of 3 in side wings, single in attic and flanking central gabled porch with 2-centred arches at front and sides. Coat of arms above entrance. Plant door also under 2-centres arch. Short side screen walls with pointed arched entrances. Two sets of Almshouses, the Old School House and their forecourt walls form a group'.***

Figure 1: Site Location Plan



1.3 This supporting Planning Statement sets out the detail of the proposal which is described and appraised having regard to the following aspects:

- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – relevant planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed development;
- **Amount** – the extent of development on the site;
- **Scale** – details of the physical size of the proposed development;
- **Layout** – the relationship of the proposed development to the site and its setting;
- **Appearance** – details of materials, style and impact upon the existing and neighbouring properties;
- **Landscape** – impact of the proposal on the existing landscape and proposed planting and surfacing;
- **Access** – access to the proposed development and associated parking.

1.4 This Statement will demonstrate that the proposed development accords with the relevant planning policies and is acceptable in all respects. This Statement should be considered alongside the Heritage Report submitted with the application, prepared by Chilcroft (June, 2021).

## 2.0 PHYSICAL CONTEXT

- 2.1 The Old School House is located within the Green Belt and the Kent Downs Area of Outstanding Natural Beauty (AONB), just to the north-east of the settlement of Weald (which itself is excluded from the Green Belt). As set out, the dwelling is a grade II listed building but it is not located within the Weald village Conservation Area.
- 2.2 The dwelling dates from the mid 19<sup>th</sup> century Victorian period and is a symmetrical building with side wings and low-pitched roofs. The building was formerly a local school and it is situated between two Almshouses that comprise a group.
- 2.3 The back of the dwelling leads onto a garden area that is enclosed by a combination of hedgerows and fencing to the sides with open countryside views to the rear. The vehicle access belonging to The Old School House runs alongside of the Almshouses to the north providing access to the existing detached double garage and garden to the dwelling.

- 2.4 The following are photographs of The Old School House and the surroundings including the two sets of adjacent Almshouses:















### 3.0 PLANNING HISTORY & PROPOSAL

#### Planning History

3.1 The following is the relevant planning history for The Old School House:

- 17/00253/LDCLBC – Replacement of existing slate roof covering with similar Welsh slates to all blocks. Listed Building Consent issued (20/03/2017).
- 83/00002/HIST – Demolition of existing detached garage and erection of replacement detached garage. Granted (17/05/1983).
- 83/00001/HIST – Erection of replacement double garage. Granted (30/03/1983).
- 78/00031/HIST – Demolition of part of existing building.

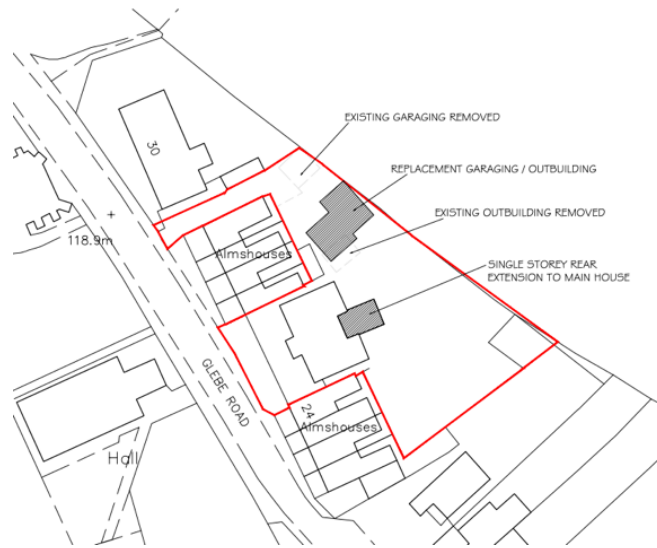
#### Proposal

3.2 Planning permission is sought for the construction of an orangery to the rear elevation of the dwelling and the demolition of two outbuildings (an annex and double garage) and the construction of a replacement outbuilding combining a new double garage, a small one-bedroom annex with bathroom and a garden store/workshop. The new outbuilding will be accessed via the driveway adjacent to the Almshouses to the north and from the rear garden area of The Old School House, as existing. It is also proposed to replace the metal archway gates to either side of the dwelling with timber plank gates to match the front door.

3.3 The proposed orangery will be centrally positioned to the rear of the dwelling, in-between the two single storey wings. It will be accessed via the existing external door from the kitchen which will be retained along with the kitchen windows and no changes are proposed to the original rear elevation of the building within the new orangery. Therefore no changes are proposed to any existing openings and the orangery is designed

as a minimally invasive structure in order to respect and retain the historic fabric of the building.

Figure 2: Proposed Site Plan

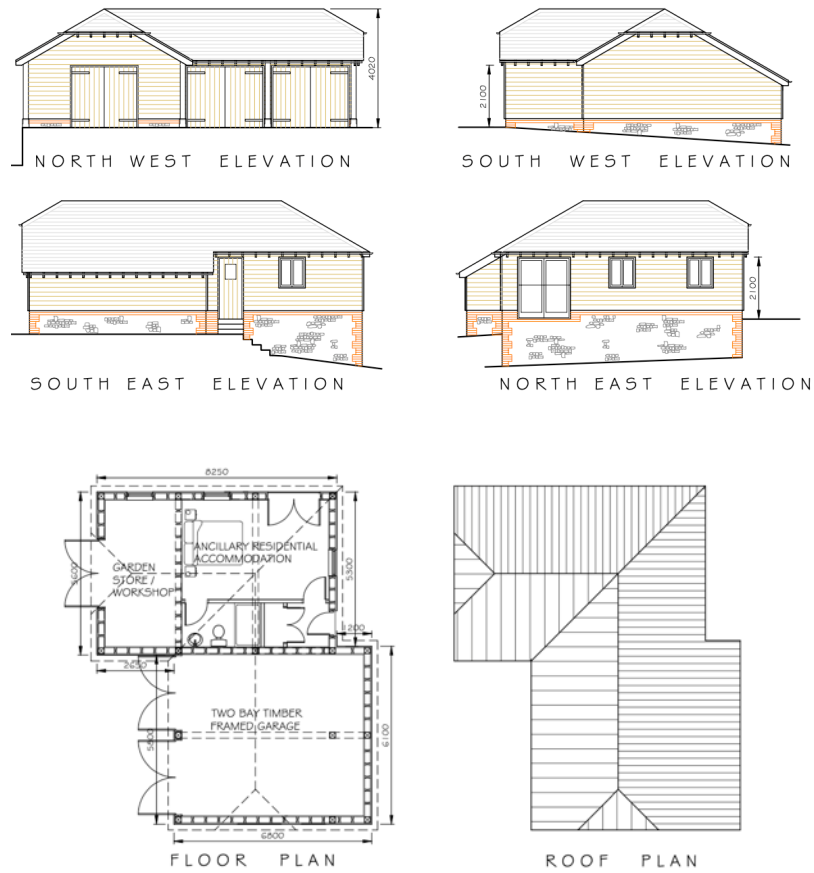


3.4 The proposed outbuilding is of a traditional timber frame design to be finished in horizontal timber boarding. The building has been designed with a shallow pitched roof (with hipped ends) and which will be built to take into account the topography of the site and the change in land levels (as shown on the topography plan reference 1043-01 – existing site layout).

Figure 3: Proposed Orangery Plans and Elevations



Figure 4: Proposed Outbuilding Plans and Elevations



## 4.0 PLANNING POLICY

### National Planning Policy Framework (NPPF) (revised February 2019)

4.1 The NPPF sets out the Government's planning policies for England and Wales and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole.

4.2 Paragraph 2 of the NPPF sets out that ***'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements'***.

4.3 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has the following three overarching objectives which are independent but need to be pursued in mutually supportive ways:

- 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’.**

4.4 Paragraph 10 states **‘So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay’.**

4.5 Where there are no relevant development plan policies or the relevant policies are out of date, the NPPF states that planning permission should be granted unless the policies of the Framework indicate otherwise or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework considered as a whole.

4.6 Paragraph 12 of the Framework states that **‘The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed’.**

4.7 In terms of decision-making, the Framework states at paragraph 38 that **‘Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible’.**

- 4.8 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'**.
- 4.9 Paragraph 127 states 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**
  - f) **create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'**.
- 4.10 Paragraph 130 states that **'Permissions should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, 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. Local planning authorities should also seek**

*to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)'.*

4.11 Paragraph 134 confirms that the '*Green Belt serves five purposes:*

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land'*

4.12 Paragraph 143 states that *Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'*.

4.13 Paragraph 144 '*When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations'*.

4.14 Paragraph 145 – '*A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) 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;*

- d) *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) *limited infilling in villages;*
- f) *limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) *limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
  - *not have a greater impact on the openness of the Green Belt than the existing development; or*
  - *not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority'.*

4.15 Paragraph 146 – *‘Certain other forms of development are also not inappropriate in the Green Belt provided they preserve*

*its openness and do not conflict with the purposes of including land within it. These are:*

- a) *mineral extraction;*
- b) *engineering operations;*
- c) *local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- d) *the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- e) *material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
- f) *development brought forward under a Community Right to Build Order or Neighbourhood Development Order'.*

4.16 Paragraph 170 states that planning policies and decisions should contribute to and enhance the natural and local environment by (inter alia) *‘recognising the intrinsic character and beauty of the countryside’.*



- 4.17 Paragraph 172 states that ***‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues’.***
- 4.18 Paragraph 184 – ***‘Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’.***
- 4.19 Paragraph 189 – ***‘In determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment, and, where necessary, a field evaluation’.***
- 4.20 Paragraph 190 – ***‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal’.***
- 4.21 Paragraph 192 – ***‘In determining applications, local planning authorities should take account of:***

- A. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;**
- B. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**
- C. the desirability of new development making a positive contribution to local character and distinctiveness’.**

4.22 Paragraph 193 – ***‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.***

4.23 Paragraph 194 – ***‘Any harm, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification. Substantial harm to or loss of:***

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;**
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional’.**

4.24 Paragraph 195 – ***‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:***

- a) the nature of the heritage asset prevents all reasonable uses of the site; and**
- b) no viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and**

- c) **conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and**
- d) **the harm or loss is outweighed by the benefit of bringing the site back into use’.**

4.25 Paragraph 196 – **‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.**

#### **Local Planning Policy**

4.26 The Development Plan comprises the Core Strategy (2011) and the Allocations and Development Management Plan (2015). The relevant policies of these documents are set out as follows:

##### *Core Strategy*

- LO1 Distribution of Development
- LO8 The Countryside and the Rural Economy

- SP1 Design of New Development and Conservation

##### *Allocations and Development Management Plan*

- SC1 Presumption in Favour of Sustainable Development
- EN1 Design Principles
- EN2 Amenity Protection
- EN4 Heritage Assets
- EN5 Landscape
- EN6 Outdoor Lighting
- EN7 Noise Pollution
- GB1 Limited Extensions to Dwellings in the Green Belt
- GB3 Residential Outbuildings in the Green Belt
- T1 Mitigating Travel Impact
- T2 Vehicle Parking

##### *Supplementary Planning Documents*

4.27 In addition to the Core Strategy and Allocations and Development Management Plan, the following Supplementary Planning Documents (SPD) published by the Council are also relevant to the proposal:

- Green Belt SPD (2015)
- Residential Extensions SPD (2009)
- Kent Design Guide SPD (2007)
- Countryside Character Assessment SPD (2011)

### Other Relevant Guidance

- Historic England Good Practice Advice in Planning 3: The Setting of Heritage Assets
- Kent Downs AONB Management Plan 2021-2026

### Relevant Legislation

4.28 In considering the issue of the principle of the proposed development it is necessary to also consider the legal framework within which planning decisions are made. This includes consideration of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended. In addition, planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise (as also confirmed at paragraph 2 of the NPPF).

4.29 Specifically, section 70 (2) of the Town and Country Planning Act 1990 states:

***"In dealing with such an application the authority shall have regard to:***

- a) ***The provisions of the development plan, so far as material to application,***
- b) ***And local finance considerations, so far as material to the application, and***
- c) ***Any other material considerations."***

4.30 More recently, section 38(6) Planning and Compulsory Purchase Act 2004 provides:

***"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."***



4.31 When considering whether or not a proposed development accords with a development plan, it is not necessary to say that it must accord with every policy within the development plan. The question is whether it accords overall with the development plan (Stratford on Avon v SSCLG [2014] JPL 104). Even if a proposal cannot be described as being in accordance with the development plan, the statutory test requires that a balance be struck against other material considerations. The Courts have emphasised that a planning authority is not obliged to strictly adhere to the development plan and should apply inherent flexibility: Cala Homes (South) Limited v SSCLG [2011] JPL 1458 and Tesco Stores Ltd v Dundee City Council [2012] 2 P.&C.R. 9.

4.32 More recently in Corbett v Cornwall Council [2020] the appeal court judge emphasised the importance of considering the plan as a whole when he said;

***'Under section 38(6) the members' task was not to decide whether, on an individual assessment of the proposal's compliance with the relevant policies, it could be said to accord with each and every one of them. They had to establish whether the proposal was in accordance with the***

***development plan as a whole. Once the relevant policies were correctly understood, which in my view they were, this was classically a matter of planning judgment for the council as planning decision-maker'.***

4.33 In addition to the Case Law, paragraph 3 of the NPPF confirms that the Framework should be read as a 'whole' and the Government's Planning Policy Guidance (PPG) confirms that ***'Conflicts between development plan policies adopted, approved or published at the same time must be considered in the light of all material considerations, including local priorities and needs, as guided by the National Planning Policy Framework'***. In respect of what constitutes a material planning consideration, the PPG states that this is one that is relevant to making the planning decision and that the scope of what can constitute a material consideration is very wide. However, in general, the Courts have taken the view that planning is concerned with land use and public interest, so that the protection of only private interests (such as the impact of a development on the value of e neighbouring property or loss of private rights to light) could not be material considerations.

4.34 Importantly, the NPPF sets out a presumption in favour of sustainable development and this Planning, Design and Access Statement confirms that the proposal complies with this when considered against the relevant policies of the development plan and the Framework, on balance and when considered as a whole.

## 5.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

### Green Belt

5.1 The Old School House is located just to the north of the settlement boundary of Weald and is situated within the Green Belt, Kent Downs AONB countryside. The dwelling is not however in an isolated location and is situated within a row of development to the eastern side of Glebe Road that leads into/out of the village.

5.2 The NPPF sets out at paragraph 143 sets out that inappropriate development within the Green Belt (which is harmful by definition) should not be approved except in very special circumstances. The construction of new buildings within the Green Belt are considered to be inappropriate however, there are exceptions set out at paragraph 145 including:

***c) '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;***

***d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces'***

5.3 In line with the above, policy GB1 (Limited Extensions to Dwellings in the Green Belt) of the Council's Allocations and Development Management Plan (ADMP) states that proposals to extent an existing dwelling within the Green Belt will be permitted subject to complying with the following criteria:

***'a) the existing dwelling is lawful and permanent in nature;***  
***b) the design responds to the original form and appearance of the building and the proposed volume of the extension, taking into consideration any previous extensions, is proportional and subservient to the 'original' dwelling and does not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion; and***

***if the proposal is considered acceptable when considered against criteria a) and b), the following criterion will then be assessed and must also be met for the proposal to be considered appropriate:***

**c)the applicant provides clear evidence that the total floorspace of the proposal, together with any previous extensions, alterations and outbuildings would not result in an increase of more than 50% above the floorspace of the “original” dwelling (measured externally) including outbuildings within 5m of the existing dwelling’.**

5.4 In respect of outbuildings, ADMP policy GB3 (Residential Outbuildings in the Green Belt) permits proposals for residential outbuildings within the curtilage of dwellings within the Green Belt and if situated within 5m of the dwelling, such buildings will be treated as an extension under policy GB1.

5.5 For outbuildings situated more than 5m from the dwelling, policy GB3 states that these will be permitted **‘where the building, including the cumulative impact of other outbuildings and extension within the curtilage of the dwelling, would be ancillary to the main dwelling in terms of function and design and would not materially harm the openness of the Green Belt through excessive bulk or visual intrusion’.**

5.6 Policies GB1 and GB3 are read in conjunction with the Council’s Green Belt SPD which provides further guidance and states that the volume, scale or bulk of an extension should not result in a large, bulky or intrusive building which would adversely impact on the character of the countryside and openness of the Green Belt (paragraph 5.15). It further explains that **‘The impact of the development on the countryside is clearly greater if located in a highly visible location. However, the test of impact still applies even if there are limited or no public views of it as, if allowed, the argument could be repeated, with a potentially more serious cumulative impact on the openness of the Green Belt and the urbanisation of the countryside and for these reasons would be unacceptable’** (paragraph 5.17).

5.7 In respect of floor space increase, the SPD advises that the Council will take into account the size of the original dwelling rather than the size of the plot to assess the appropriate size increase that is likely to be acceptable. The SPD states that **‘An appropriately proportioned enlargement, for the purpose of dwellings in the Green Belt, is considered to be a floorspace increase of no more than 50% of the original**

**floorspace of the dwelling and does not constitute a 50% increase per planning application. This is consistent with the approach of the previous Local Plan, but Policies GB1 and GB4 also emphasis the scale, bulk or visual intrusion; impact on openness and any cumulative impact'** (paragraph 5.19).

5.8 The SPD confirms at paragraph 5.5 that the 'original' dwelling is when the property was first built, or for older homes constructed prior to the 1<sup>st</sup> July 1948, such as The Old School House, the 'original' dwelling refers to the floorspace of the dwelling how it was built on this date, when the Town and Country Planning Act was first introduced.

5.9 Where outbuildings are proposed, the SPD advises that **'The Council will seek to ensure that such proposals do not dominate the main dwelling or its setting. Their scale should not exceed what might reasonably be expected for the function of the building. Garages and outbuildings for domestic purposes should not normally need to exceed a single storey in height or have excessive volume. Such buildings should be clearly ancillary to the main dwelling**

**in terms of function and design'** (paragraph 5.32).  
Outbuildings should not compete with the main house.

5.10 Having regard to the above, both the NPPF and the Council's local planning policies permit in principle the proposed orangery and replacement outbuilding at The Old School House and the proposal complies with the relevant criteria of policies GB1 and GB3 for the following reasons:

#### *Orangery*

5.11 There are no planning records of extensions to The Old School House which remains in its original form post conversion to a dwelling. Therefore, the existing and original dwelling has a floorspace of 155.2 sqm (including front porch). The proposed orangery has a floor space of 29.9 sqm representing a 19% increase in floorspace. This is well within the 50% allowance set out within the Council's Green Belt SPD and the increase does not represent a mathematically disproportionate increase in size.

5.12 Furthermore, visually, the proposed orangery, which is a small scale, single storey structure will also not appear visually

disproportionate in size to the existing and original dwelling. It will in part infill a small area that is enclosed by the two wings of the dwelling (currently used as a patio area) and it will extend beyond the rear of these wings by 4.52m (measuring 5.29m in width). This is not a substantial distance and the orangery will appear as a subservient addition, with its roof sitting well below the height of the pitched roofs of the single storey wings.

5.13 Whilst the rear boundary of the curtilage of the dwelling is open to countryside views beyond, the dwelling sits within a row of other dwellings and is therefore adjacent to other built form. Given the small-scale nature of the proposal, it will not appear out of place or unduly prominent to countryside views from beyond the boundaries of the dwelling and no harm will be caused to the visual amenities of the Green Belt or special qualities of the AONB landscape.

5.14 The proposed orangery is of a traditional design that has been carefully designed to respect the historical character and significance of the dwelling, as further addressed within the Heritage Statement. The design is therefore in keeping with the original form and appearance of the building.

5.15 In summary, the proposed orangery will not appear as a disproportionate addition to the original or existing dwelling (either mathematically or visually) – it is a limited addition that is appropriately sited and designed, in keeping with the original form and appearance of the dwelling. The proposed orangery is not therefore inappropriate development within the Green Belt and it complies in full with the NPPF, policy GB1 of the ADAP and the Council's Development in the Green Belt SPD.

#### *Outbuilding*

5.16 The proposal includes the removal of two outbuildings (an annex and a double garage) and the construction of one building combining the two functions along with a small store/workshop section. The new building will be situated in a similar location as the buildings to be removed and it will result in substantial improvements to the appearance of the curtilage of the dwelling and the setting of the listed building.

5.17 The existing double garage is of a modern, block-built construction and in need of renovation or replacement. The annex is a smaller, timber clad building situated closer to the



dwelling and adjacent to a small stone-built outbuilding that is used as a plant room and storage (and which is to be retained). Internally, the annex comprises a bedroom and WC.

5.18 The existing garage has a floor area of 23 sqm and the existing annex has a floor area of 11.2 sqm (total 34.2 sqm). The floor space of the proposed replacement outbuilding is 74.5 sqm, thereby resulting in an increase in floor space of 40.3 sqm.

5.19 The new outbuilding is located within 5m of the dwelling however, it is clearly a detached outbuilding that is physically and visually separated and as such, for the purposes of policy GB3 of the ADAP, it will not appear as an extension to the dwelling. Nevertheless, the combined floorspace increase of the proposed orangery and outbuilding is 104.4 sqm, equating to an 67% increase in floorspace above the original dwelling. However, taking into account the floor space of the buildings to be removed (34.2 sqm), the proposal equates to a 45% increase in floorspace above the original dwelling.

5.20 The design of the new outbuilding is a traditional barn style one, with a pitched roof and finished in horizontal timber boarding, in

keeping with the character and appearance of the dwelling and rural location. The outbuilding is of an appropriate siting, scale and bulk that would not obstruct any important views of the countryside or listed building and would be appropriate development within its setting. The scale of the building and the incidental/ancillary space to be provided is reasonable for the size of the dwelling, curtilage and the function of the building. Its height is limited, it is a single storey structure only, and the new building would combine the existing garage, annex and workshop/store uses in one place thereby reducing the spread of built form across the curtilage of the dwelling.

5.21 In summary, having regard to paragraph 145 of the NPPF, policies GB1 and GB3 and the Council's Development in the Green Belt SPD, the proposed extension to the dwelling would not result in disproportionate additions over and above the size of the original dwelling and the proposed outbuilding/annex is of an appropriate siting, scale and design that is not materially larger than the buildings it is to replace. Together the proposed extension and outbuilding will not either mathematically or visually be disproportionate in size to the original dwelling, especially when taking into account the buildings to be removed

and the resulting improvements to the setting of the dwelling and the appearance of its curtilage.

- 5.22 As such, the proposal does not represent inappropriate development within the Green Belt and it is further demonstrated that no harm will result to the visual amenities of the Green Belt/AONB countryside thereby also complying with NPPF paragraph 172, ADMP policy EN5 (Landscape) and the Kent Downs AONB Management Plan 2021-2026.

#### **Use**

- 5.23 The proposed outbuilding combines an incidental (garage, workshop/store) and ancillary (annex) uses and which, like the existing buildings will be situated within the curtilage of The Old School House. Importantly, the new outbuilding will be situated close to the main dwelling and there will be no subdivision of the curtilage. As such, one planning unit will be retained and the proposed use(s) will be part and parcel of the primary residential use of the existing dwelling.
- 5.24 The proposed annex element of the outbuilding is small in scale comprising just one bedroom and a bathroom. No kitchen

facilities are included or separate living space and the annex is to be accommodated by guests as bedroom space within the main dwelling is limited. The annex is close to the main dwelling (and therefore has a physical as well as a functional connection) and will be occupied solely for purposes ancillary to the occupation and enjoyment of The Old School House, as is the existing annex it is to replace.

#### **Sustainable Development**

- 5.25 The proposal complies with the principles of sustainable development set out in the NPPF. This includes the three key objectives – economic, social and environmental addressed as follows:
- a) an economic objective – the proposal will make a small contribution to the local building industry and associated trades in creating the extension and replacement outbuilding. The proposal complies with the economic objective of sustainable development.
  - b) a social objective – the proposal is for the enjoyment of the applicants to provide incidental and ancillary space that is

small in scale and proportionate to the size of the dwelling and its curtilage. The proposal complies with the social objective of sustainable development.

- c) an environmental objective – The proposal makes efficient use of land and the new outbuilding is situated in place of two existing buildings, not encroaching onto more open or undeveloped parts of the curtilage. The proposed extension is also appropriately sited and small in scale and for the reasons described, no harm will result to the visual amenities of the Green Belt/AONB countryside. This Statement further demonstrates below that the proposal will not have an adverse impact upon the wider character and appearance of the surrounding area and the dwelling itself including its special architectural qualities, heritage and setting. The proposal complies with the environmental objective of sustainable development.

## 6.0 HERITAGE, DESIGN AND APPEARANCE

### Heritage

- 6.1 ADMP policy EN4 (Heritage Assets) states that proposals that affect a heritage asset will be permitted where the development conserves or enhances the character, appearance and setting of the asset. It states that applications will be assessed with reference to the historic and/or architectural significance of the asset, the prominence of its location and setting and the historic and/or architectural significance of any elements to be lost or replaced.
- 6.2 NPPF paragraph 193 states that ***'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be'***. Paragraph 195 continues that consent should be refused where there would be substantial harm to (or total loss of significance of) a designated heritage asset, unless public benefit or other criteria apply to justify the harm/loss. However, where a development proposal

will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (paragraph 196).

- 6.3 The proposed extension and replacement outbuilding are specifically designed to ensure that the special historic qualities of The Old School House and its setting are preserved and the proposal is submitted with a Heritage Report prepared by Chilcroft (June, 2021). The key findings of the Heritage Report are summarised as follows:

#### Assessment of Significance

- 6.4 The Heritage Report sets out at paragraph 3.3 that ***'The principal significance of the listed building extends to its symmetry and originality, remaining largely unchanged throughout with few alterations. The building has never been directly extended, save for curtilage outbuildings. The most notable external alteration is the insertion of a first floor casement window in the rear elevation of the building, believed to date from the 1950's, before the building was listed. It is an unsympathetic change and one***

***that is at odds with maintaining the symmetry of the rear elevation of the building. Any proposals here should therefore seek to reinstate a sense of symmetry, that will accord with the overall significance of the listed building’.***

6.5 In addition, and whilst the proposal does not involve any changes to the interior of the building, its floor plan also remains almost entirely unchanged, particularly on the ground floor where all of the principal rooms, layouts and doorways remain true to the original 19<sup>th</sup> Century building. This also contributes towards the building’s significance.

6.6 In terms of the curtilage of the building, the frontage remains unchanged from the aspect of Glebe Road however the space to the rear has evolved and changed as part of the transition from a school to a dwelling. The most notable changes are the garage and timber outbuilding which have no historic connection or historic fabric value to the setting of the listed building.

6.7 The setting of the listed building is shared with the Almshouses, holding group value as identified in the listed building description.

#### Impact Assessment

6.8 The Heritage Report sets out that the ***‘proposed extension would be single storey and would be balanced in size to meet with the proportions of the existing side wings, extending by the same measurement from the rearmost wall of the side wings as the width of each wing themselves. In so doing, this not only maximises the internal space of the extension but also purports to the existing historic proportions of the listed building’.....’The overall height of the proposed extension would sit comfortably between the existing ground floor and first floors of the building, allowing the first floor central window to remain the focal point with the stone gable. A simple lantern would sit atop the extension to provide natural daylight and be of a traditional style that is commensurate with the overall style of the extension and main dwelling’*** (paragraphs 4.2 and 4.3).

- 6.9 The Heritage Statement further considers the design of the proposed extension to sit harmoniously with the existing profile and materials of the listed building, that it will enhance the building and that it is capable of being realised without harm to the historic fabric. Importantly, it is found that ***'The essential elements that make up the listed building's core significance, including its windows, stonework, doorway and symmetry would all be respected by the proposal and left unchanged'*** (paragraph 4.4).
- 6.10 In terms of the existing outbuildings to be removed, the Heritage Statement sets out that this is welcomed and that the proposed replacement building (as a single structure) is of an appropriate traditional style and use of materials that will be subservient to the listed building. The group value of Almshouses would remain unchanged and there would be no loss of significance to their setting (paragraphs 4.5 and 4.6).
- 6.11 In conclusion of the above and the detail of the Heritage Statement, the proposal considers the impact of the proposal on the listed building in accordance with the significance of the heritage asset and its setting. The proposal is respectful of the fabric and historic setting of The Old School House and no harm will be caused its setting, including the Almshouses.
- 6.12 In terms of the replacement of the 2 x metal gates to the side archways of the dwelling with timber plank gates, the Heritage Report confirms at paragraph 4.7 that the metal gates date from the late 20<sup>th</sup> Century and do not constitute part of the historic fabric of the building. The proposed timber plank gates, to match the style of the front door, will better preserve the significance of the building.
- 6.13 In summary, the proposal complies in full with the requirements of Historic England's guidance, together with the NPPF, ADMP policy EN4 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **Design and Appearance**

- 6.14 The NPPF sets out that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development. Developments should be visually attractive and sympathetic to



the local character of the surrounding area and should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (paragraph 127).

- 6.15 ADMP policy EN1 (Design Principles) seeks proposals to be of a high-quality design and be (inter alia) of a form that would respond to the scale, height, materials and site coverage of the area. The layout of development should also respect the topography and character of the site and surrounding area and not result in the loss of buildings, open spaces or green infrastructure that would have an unacceptable impact on the character of the area.
- 6.16 More specifically in respect of extensions and domestic outbuildings, the Council's Residential Extensions SPD provides further guidance in respect of how policies will be applied to such proposals.
- 6.17 As set out, the proposed extension is small in scale and is appropriately sited and designed to respect the historical significance of The Old School House. The extension will also not result in a disproportionate addition to the size of the original

dwelling. As such, the extension is acceptable in respect of Green Belt and heritage policy considerations and no harm will result to the character and appearance of the area including the special landscape qualities of the AONB. Specifically, the extension is sited to the rear of the dwelling and it will not be visible from the street or directly from the rear of the two sets of adjacent Almshouses (north and south).

- 6.18 It is acknowledged that the rear boundary of The Old School House is open to the field beyond with limited tree screening however, as set out, the proposed extension is small in scale and will not appear as a dominant or intrusive feature within the Green Belt/AONB countryside. Furthermore, given the linear pattern of development along Glebe Road leading into/out of the village, the proposed extension will not appear out of place with its surroundings.
- 6.19 Similarly, the proposed outbuilding, which will replace two existing buildings, will also not appear unduly prominent to the surroundings and it is a high-quality design that would significantly improve the appearance of the site and the setting of the listed building. The proposed building has been designed

with a shallow pitched roof and it will be finished in materials that are commonplace within the rural area. The proposal therefore complies with the design advice set out within the NPPF and the requirements of ADMP policy EN1 and the Council's Residential Extensions SPD.

### **Amenity**

- 6.20 The NPPF states at paragraph 127 that planning should ensure a good quality of amenity for existing and future users of places and ADMP policy EN2 (Amenity Protection) requires proposals to provide adequate residential amenities for existing and future occupiers of the development and to safeguard the amenities of existing and future occupants of nearby properties by ensuring that development does not result in excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking, visual intrusion and loss of privacy or light.
- 6.21 The proposed extension is sited away from the adjacent Almshouses and it would not be unduly visible or have any impact in respect of privacy or potential loss of light. The proposed outbuilding is situated to the rear of the Almshouses

to the north and will be separated by the existing plant room/storage building belonging to The Old School House. Bearing in mind the presence of the existing annex to be removed and having regard to the particular layout of the Almshouses, the proposed outbuilding would not appear as an overbearing structure and it has been carefully designed and sited to ensure that the amenities of the occupiers of these Almshouses is not adversely affected.

- 6.22 In respect of the dwelling to the north, number 30 Glebe Road, the existing garage is situated close to the northern boundary of The Old School House which will be removed. The replacement outbuilding will be situated further away from this boundary thereby improving the present relationship.
- 6.23 No windows are proposed to the south-west elevation of the outbuilding and only timber doors are proposed to the north-west elevation. The windows to the proposed annex room are to the north-east and south-east elevations and overlook the adjacent field and private garden area of The Old School House. There will as such be no overlooking of any neighbouring dwelling.

6.24 In summary, the proposal will not result in any harmful overbearing impact, loss of privacy or overshadowing and there will be no increase in potential noise and disturbance particularly given the small-scale nature of the proposal and the replacement of existing buildings in the same use. The proposal complies with paragraph 127 of the NPPF, ADMP policy EN2 and the Council's Residential Extensions SPD. Similarly, there is also no conflict with ADMP policies EN6 (Outdoor Lighting – which can be controlled by condition) and EN7 (Noise Pollution – being a small-scale domestic use in a domestic setting).

### **Car Parking and Highways**

6.25 The proposal will not result in any changes to the existing vehicle access from Glebe Road and there will be no intensification of use of the driveway along the northern boundary of the property. Furthermore, more than sufficient car parking provision will be retained for the size of The Old School House and the proposal will improve the onsite turning space. The proposal complies with ADMP policies T1 (Mitigating Travel Impact) and T2 (Vehicle Parking).

## 7.0 CONCLUSIONS

7.1 Planning permission and listed building consent are sought for the extension of The Old School House in the form of a small single storey rear extension (orangery) together with the demolition of the existing double garage and annex buildings and the construction of a replacement outbuilding combining the same uses.

7.2 The Old School House is a grade II listed building and in accordance with the requirements of the NPPF, a full appraisal of its historical significance, including the setting of the building and adjacent Almshouses is provided in the accompanying Heritage Statement. This confirms that the proposed works are appropriately designed and sited and will have no adverse impact upon the historic significance, fabric or setting of the dwelling and adjoining Almshouses.

7.3 It is also demonstrated that the proposal is not inappropriate development within the Green Belt (and that there is no need to demonstrate very special circumstances) and no harm will result to the AONB countryside setting or to neighbouring

residential amenity. The proposed extension and outbuilding are of a high-quality design that are appropriately sited to respect the Green Belt location and the setting of The Old School House and surroundings.

7.4 Overall, it is demonstrated that the proposal complies in full with national and local planning policies and guidance and it is therefore hoped that planning permission and listed building consent are granted.