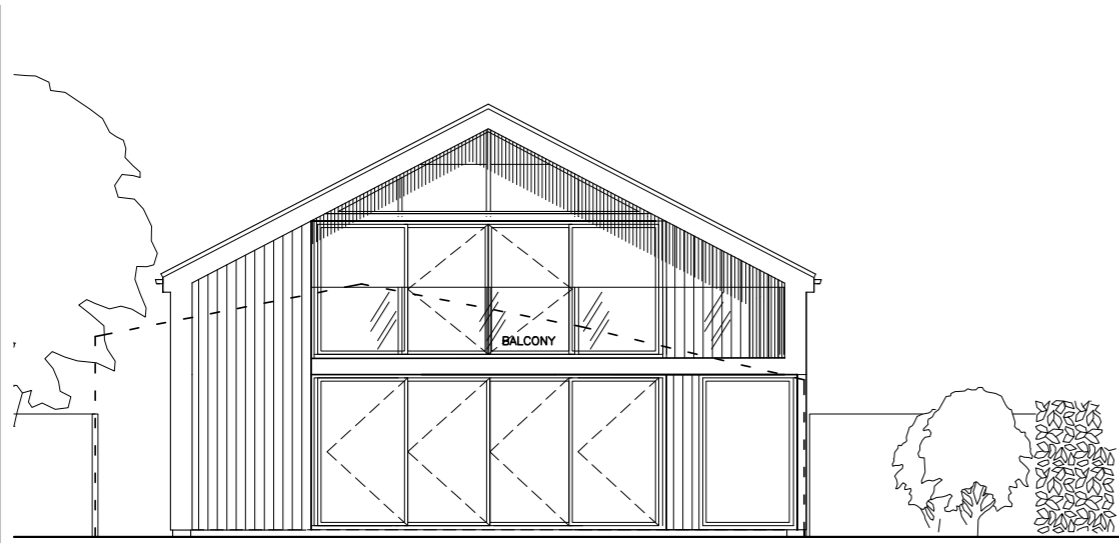
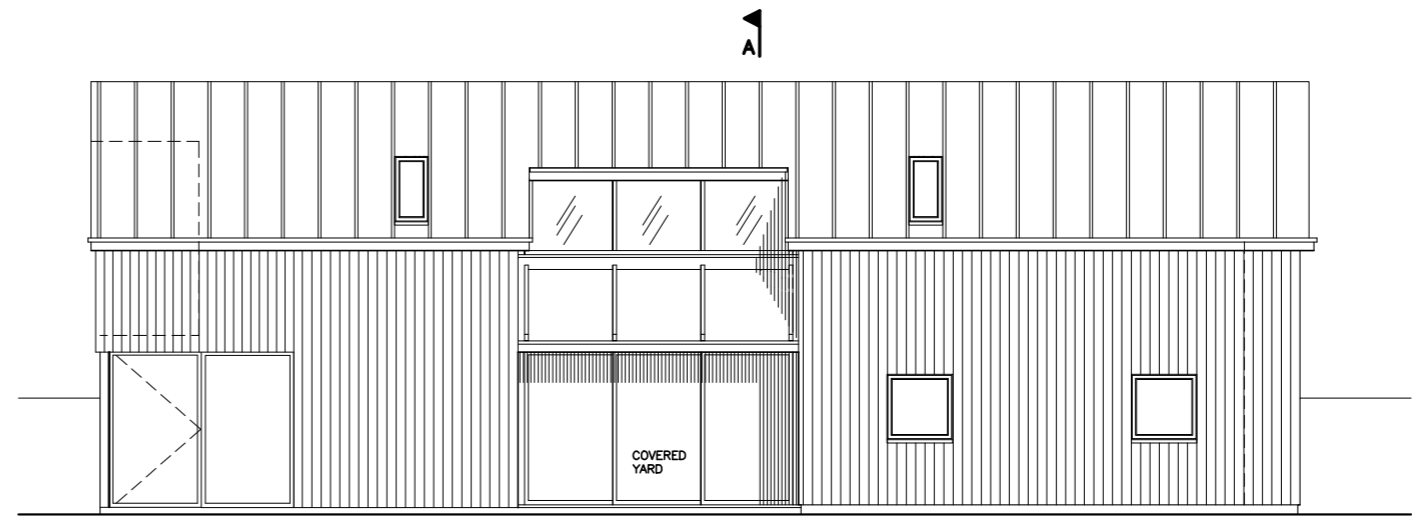


# THE RURAL PLANNING PRACTICE



PROPOSED REAR ELEVATION - WEST



PROPOSED SIDE ELEVATION - SOUTH

## Planning Statement

**Application For Prior Approval Under Class ZA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No3) Order 2020**

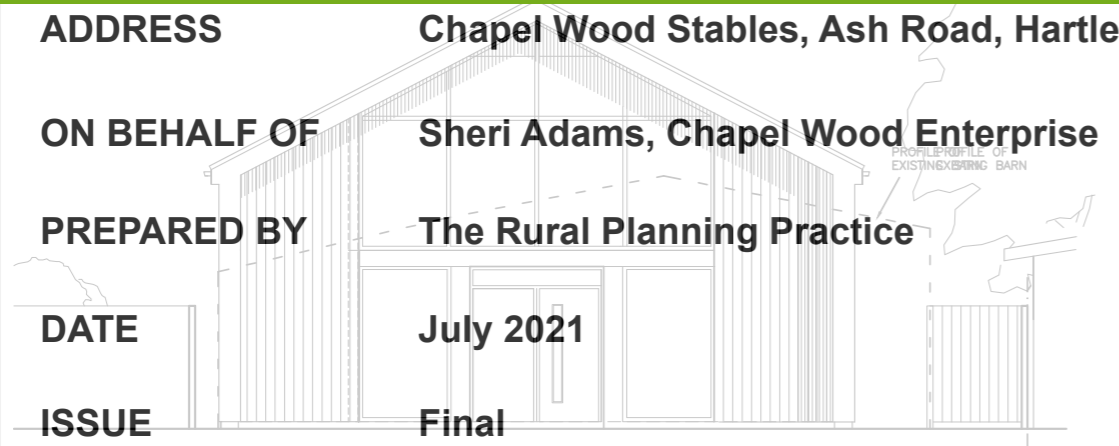
**ADDRESS** Chapel Wood Stables, Ash Road, Hartley, Kent, DA3 8HA

**ON BEHALF OF** Sheri Adams, Chapel Wood Enterprise

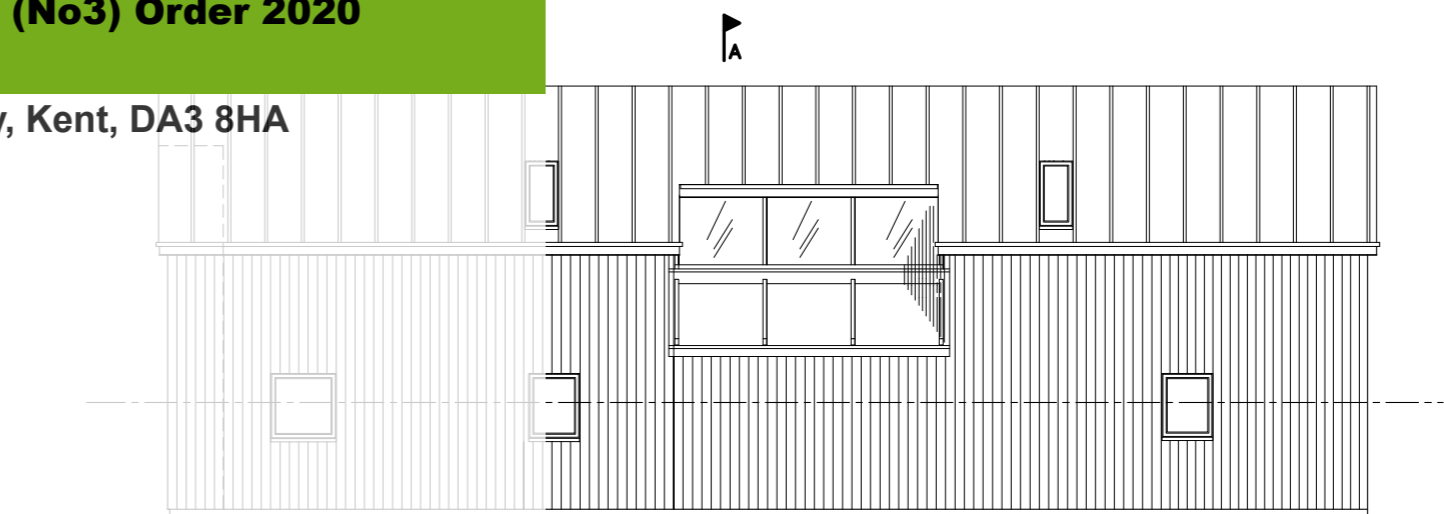
**PREPARED BY** The Rural Planning Practice

**DATE** July 2021

**ISSUE** Final



PROPOSED FRONT ELEVATION - EAST



PROPOSED SIDE ELEVATION - NORTH

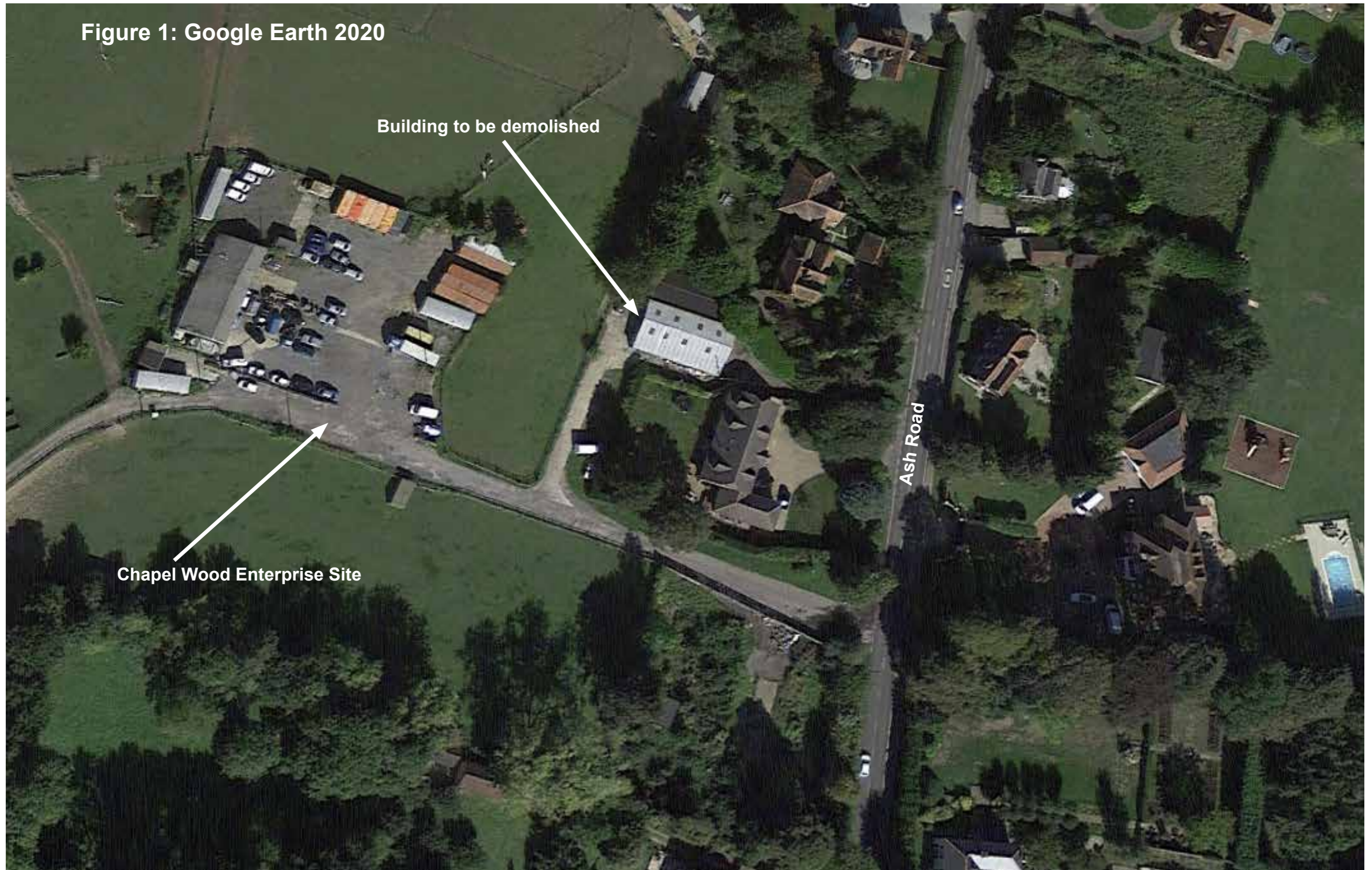


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Figure 1: Google Earth 2020





## 1. Introduction

1.1. This application seeks to utilise Class ZA for the demolition of a structure used for B1 (a) and (c) purposes as of 12 March 2020 to be replaced with a single dwelling house.

1.2. The application includes;

- A written description of the development.
- Demolition Statement by Havering Demolition and Recycling.
- Contamination Screening Report by Groundsure.
- The following drawings:

Location Plan 1:1250.

727-01 P2 Existing and Proposed Site Plan.

727-02 P2 Existing Topographical Survey/Ground Floor Layout.

727-03 P2 Existing Elevations.

727-04 P2 Proposed Ground Floor Layout.

727-05 P2 Proposed First Floor and Roof Layout and Section.

727-06 P2 Proposed Elevations.

1.3. The building in question is shown in Google Earth photograph dated 2020 at Figure 1.

## 2. Permitted Development

2.1. In accordance with Class ZA 1 of the Order we confirm the following:

- (a) (i) None of the building or its curtilage is occupied by an agricultural tenant.
- (ii) The land is not Article 2 (3) land.
- (iii) The land is not part of a Site of Special Scientific Interest.
- (iv) The building is not a listed building, or in the curtilage of a listed building.
- (v) The site is not a scheduled monument, or in the curtilage of a scheduled monument.
- (vi) The site is not part of a safety hazard area.



Building the subject of the Prior Approval shown in 1990

Figure 2: Google Earth Photograph Dated 1/1/1990

- (vii) The site is not part of a military explosives area.
- (viii) The site is not within 3 kilometres of the perimeter of an aerodrome.
- (b) The old building was constructed prior to 31 December 1989. It shows on Google earth photographs in Figure 2 with an imagery date of 1/1/1990.
- (c) The footprint of the old building is 203sq.m, less than the stipulated limit of 1000 square metres.
- (d) The height of the old building is 4.16 metres at its highest point, lower than the height restriction of 18 metres.
- (e) The building has been unoccupied since December 2020, over six months. Evidence can be provided on request.
- (f) The old building is not unsafe or uninhabitable and has not been empty for this reason.



- (g) The old building is not sited in a conservation area. It is not relevant demolition.
- (h) The footprint of the new building is completely within the footprint of the old building.
- (i) The new building is no nearer the highway than the old building.
- (j) the height of the new building is 6.69 metres, it does not exceed 7 metres above the height of the old building, or 18 metres overall above the ground level.
- (k) The proposed house has 1 storey, so it is 1 storey plus 1 storey which meets the Conditions.
- (l) The floor to ceiling height of the first floor is less than 3 metres as indicated on the cross section A-A on drawing number 727-05 P2.
- (m) There is no plant on the roof of the new building.

### **3. Requirement for Prior Approval**

#### ZA 2 (2)

- (a) Transport and Highway Impacts of The Development. The use as a single dwelling house will be less than the vehicle movements generated by three commercial units.
- (b) A desk top contamination survey has been conducted, and there are no concerns arising. It is presented with the application.
- (c) The site is in Flood Zone 1. No flood risk arises from the development of the new building.
- (d) Fully detailed drawings to a scale of 1:100 show the proposed design and its internal layout, including position of doors and windows with a location and block plans.
- (e) The external appearance of the drawings shows the external appearance of the new building.
- (f) The drawings show adequate natural light into all habitable rooms.
- (g) The impact of the new building on the amenity of neighbouring premises in terms of overlooking, privacy and light have been taken carefully into account.
- (h) The area where the new building is located is a residential area with many houses nearby. The Chapel Wood Enterprise site some distance to the rear is not noisy. The old building is not close to any licenced premises.



- (i) The area is a residential area. The development should enhance residential amenity, not detract from it.
- (j) The site is not within an area of archaeological interest, or close to non designated heritage assets.
- (k) The method of demolition of the old building is detailed as part of this application in the accompanying report by Havering Demolition and Recycling.
- (l) A landscape proposal is submitted with the plans to show planting and maintenance of shrubs and trees (Drawing number 727-04 P2).
- (m) The new building has no impact on air traffic or defence assets, or protected vistas identified in Directions Relating to Protected Vistas 15 March 2012.

ZA 2 (6)

A construction management plan will be supplied on the basis the ZA development is permitted.

#### **4. Conclusion**

- 4.1. The information is satisfactory in complying with the requirements and conditions for Class ZA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No3) Order 2020.
- 4.2. We respectfully ask the authority to grant this prior approval application.



**chapelwoodequestrian**

Vacant Dates/ Previous Tenants

To: Judith Norris

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Morning Judith,

Mosero Performance vacated 24/9/2020.

Espresso Fix 19/11/2020.

The building was historically rented in 3 parts. Two main offices and the larger premises and internal office.

Espresso Fix took one office in February 2015 and expanded into the Link Commercial office when they retired.

Prior to Mosero Performance (February 2019),

Thames way transport services used the premises. Before that LW Lifting.

Prior to Espresso Fix, Michelle Cridland rented the office, prior to that a dog grooming parlour used it.

Sheri