

Swale Borough Council
Principal Planning Officer
C/o Mid Kent Planning Services
Maidstone Borough Council
Maidstone House
King Street, Maidstone
Kent ME15 6JQ

30th August 2021

NPB/EMB

Dear Sirs

THE DAIRY, GORE FARM, UPCHURCH ME9 7BE

We submit a Householder Planning Application with regard to the proposed change of use and minor extension to the building at the above. We do not attach a separate detailed Design and Access Statement. Please take the following as covering the same allowing for with regard to access a development on primarily a single storey which affords access for the physically impaired.

We have not extended this statement to embrace that which would normally be required to address all policy issues. We do not find within the Swale Local Plan (Bearing Fruits) a specific policy for the reuse of rural buildings. There is the overarching policy within the NPPG coupled with the broader Local Plan references, particularly related to Policies ST3, DM3, DM14, DM32 and CP8. Again we do not reiterate those but emphasise the proposal in terms of its physical form would be much enhanced with this development. This is particularly related to material finishes, removal of extensive hard surfacing and introduction of grassed areas, both for private amenity and common part which overall will enhance the setting. Given the extant approval and reflecting on the above policies, we would also note that the residential use will support social inclusion within the settlement of Upchurch. To that extent the development makes a positive contribution to the vitality of communities within the countryside which we consider merits repeating. With regard to the adjacent Heritage asset, the Grade II Listed Gore Farmhouse, we incorporate within the submitted details a brief Heritage Statement.

The building identified has the benefit of an extant Approval granted through Permitted Development (Reference 19/501525). This application relates to minor elements of a proposed revision to the development of this building which fall outside the conditions of Permitted Development necessitating Planning Permission. In this regard we confirm the following:-



Introduction

The proposals set out in this Planning Application are for the conversion of the former dairy agricultural building to a single 3 bedroom dwelling. The extent of the development embraces both adjacent outbuildings. This includes the former toilet block in the south-west corner and the substantial elongated lodge to the north.

Within the core of the dairy building there is the principal residential accommodation. This is to be linked with a proposed sun room offering additional accommodation to bedroom 1. In turn entrance, kitchen and a small annexe is provided in the lodge creating a pleasing substantial private dwelling adjacent to the Grade II Listed Gore Farmhouse.

With regard to the application, we do not submit repetitive additional information. Within this application we have set out the existing details and proposals within the following plans:-

Plan and Elevations as Existing	Drawing No 2107:D0:01
Plan and Elevations as Proposed	Drawing No 2107:D0:02
Farm Plan, Location Plan and Site Plan	Drawing No 2107:D0:03

(Site Plan embraces existing and proposed details)

Heritage Statement (NPB/HS.100)

Upon review of the validation format, we consider the only additional information required to validate this application will be a Heritage Report which is attached (Appendix A).

Setting

That which is proposed differs very little from extant Permitted Development Approval. It is impacting on the setting of the adjacent Grade II Gore Farmhouse in a minor way and for that reason Appendix A incorporates a Heritage statement.

The visual impact is minor. The contribution this development will bring to the setting is very much in the roofline and roof materials which are fully restored with clay plain tile coverings replacing the somewhat "industrialised" corrugated fibre cement profile sheeting. In all other terms the impact on the adjacent dwelling is minimal as the focus of this dwelling is very much to the east and south-east side of the property which has no impact at all on the garden and visual setting of Gore Farmhouse.

Extent and Description

The extent of the development embraces both the outbuildings and the dairy. The intrusion on to the quiet enjoyment of the existing Gore Farmhouse is minimal. The focus of this proposed development embracing a 3 bedroom single storey dwelling with an annexe is very much to the east and south-east consisting of a substantial number of existing buildings, many of which have now declined into no more than general agricultural storage. This is not really commercial agricultural storage, it is simply storage because the buildings exist.

The proposed development embraces a restoration of the roofline and roof materials. This will have the most significant impact visually for the development. The remainder of the development in terms of its impact within the locality will be the removal of substantial areas of external concrete, hard standing and the restoration of open space with grassland amenity space, vehicular circulation, turning and parking.

From the structural viewpoint the only implication in this Householder Application development proposal is the glazed link between the dwelling and the proposed sunroom which is development falling outside of that which is allowable within the remit of Permitted Development.

We trust this modest alteration to that which has been afforded Permitted Development is fully detailed within this information and is sufficient for you to validate and consider this proposal. Should you require any additional details, in particular a specific Design and Access Statement which addresses both national and policy policies or a Building Report to justify the conversion and clarify it does not necessitate any substantive reconstruction or elements of replacement, please do contact Mr Brandreth of this office and such information can be provided as supplementary documents. We trust such an arrangement is satisfactory in these circumstances given that there is an overarching permission for the conversion and that which is detailed herein is only a minor variation from that permitted development.

Yours faithfully



N P BRANDRETH BSc FRICS
On behalf of Lambert & Foster Ltd