

DESIGN AND ACCESS STATEMENT

Land to the south of Blackhall Spinney, Blackhall Lane, Sevenoaks TN15 0HP

- **Proposal-** It is proposed to build a detached, two-storey house with five bedrooms and attached garaging for two cars. The land lies wholly within the Wildernesse Estate Conservation Area and the proposed design addresses planning and conservation issues with great sensitivity. The new house will be positioned in such a way that it does not detract from the adjoining “parent” property, Blackhall Spinney, or from the other neighbouring properties on Blackhall Lane. The proposed dwelling on this site has been found acceptable in the recent past with the most recent planning approval, which this application seeks to revive an application approved by your council as acceptable in December 2015. To this end, we can confirm the application is identical (subject to the removal of a Rhododendron ‘cluster’ near the proposed house siting) to the last scheme approved by Sevenoaks District Council in December 2015 under reference SE/2015/03053/FUL.
- **Landscape-** This proposal sites the new dwelling on a substantial plot within the existing garden of Blackhall Spinney. The existing gardens for the host dwelling are both generous and mature and this scheme plans to retain almost all of the existing trees and shrubs. The existing landscape will provide a considerable degree of privacy for the proposed dwelling and also for its neighbours and host dwelling. A new drive and access on to the Highway are planned as part of this application. The exact access location and route for the proposed drive has been chosen with extreme care and with the objective of causing as little impact on the existing landscaping as possible. This access point and drive have been the subject of detailed discussion and agreement during the last submitted (successful) planning application for this dwelling. This application does not change this aspect of the scheme in any way. This application includes a detailed Arboricultural Assessment and Ecological Assessment. Both these expert produced reports confirm this scheme will have limited impact on the flora and fauna in and around this proposal.
- **Siting and Appearance-** The proposed house is sited almost centrally within the defined plot, all as the previously approved scheme. The siting will provide the least impact on landscape/landscaping, the host dwelling and

other nearby neighbouring properties. The extent of existing landscaping along the Blackhall Lane boundary will make it virtually impossible to see this new dwelling from beyond the front boundary. With regard to the appearance, the proposal will be constructed utilising indigenous materials matching the existing property, Blackhall Spinney. Great care has been taken to ensure that the appearance of the proposed new house is in keeping with its parent, in order to avoid a mismatch of architectural styles. The proposed appearance is again, identical to that of the last approved scheme.

- **Security-** The property will be gated with electronic security systems. All doors and windows will follow the guidance of the Secured By Design guide in every respect.
- **Access-** The proposal provides for the creation of a new vehicular access off Blackhall Lane complete with new driveway. As mentioned above, the position of the access and drive takes account of the existing landscape (least impact) and is all as approved on the last application. The new vehicular access from the property to Blackhall Lane will have acceptable visibility in both directions and will enable vehicles emerging from the property to be seen clearly by traffic on Blackhall Lane. The house itself will be readily accessible by a disabled person and the design will comply in every respect to Part M of the Building Regulations.

Mr and Mrs Potter

22 November 2018