

DESIGN & ACCESS STATEMENT

**For the Demolition of
20th Century Extensions & Creation of
New Residential Extension.**

99 The Street
Newnham
Sittingbourne
Kent
ME9 0LW



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Generic Images – Not Examples of This application

Introduction

1 Location of Development



1.1 No. 99 The Street lies adjacent to the Settlement Boundary of Newnham, a designated as an 'Other Village with Built-Up Area Boundaries' within the Swale Borough Council Local Plan.

1.2 The property is a detached dwelling, fronting onto the southern side of The Street. The adjacent Location Plan shows the property in relation to the surrounding properties and location.

1.3. The home is located in a fairly sustainable location, with good pedestrian access to Newnham, which has a relatively wide range of essential services as well as a moderate frequency bus service to both Sittingbourne & Faversham.

1.4 The site benefits from considerable levels of private amenity space together with a detached double garage and storage room. The location benefits from a large amount of public amenity space in the surrounding area, linked with established PROW's.

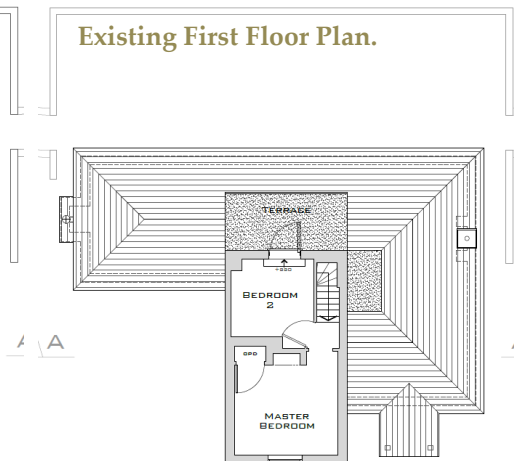
2 Background

- 2.1** The enclosed is a Householder Planning Application for the demolition of existing 20th Century single storey extensions and the creation of a new two-storey extension to the residential dwelling.
- 2.2** The existing 3 bedroom property has an awkward arrangement with modern additions that do not compliment the original form of the property. The original form of the property is a compact two-storey cottage built in flint facades. The later single storey additions provide additional ground floor living spaces and are finished in rendered external facades. The ground floor dining room is currently used as a bedroom. The property has room sizes that fail to meet national space standards, has poor thermal efficiency and suffers from interstitial condensation due to the poor construction techniques of the original building and later additions.
- 2.3** Whilst the existing home is cramped, environmentally inadequate and creating condensation which results in poor air quality, our clients very much like the village and have become part of the wider community. Therefore they have sought to either replace or enlarge the home in order to attain the level of accommodation that a growing family requires through a number of recent planning applications that have failed.
- 2.4** Country House Homes were appointed earlier this year to review all previous planning proposals and to engage with the Council to secure a high quality residential extension that provides an increased level of accommodation while respecting the heritage of the existing building, the wider Conservation Area and Area of Outstanding Natural Beauty. Having consulted with the Council, its Conservation Officer and with the Kent Downs AONB Planning Team we believe that the enclosed planning proposal meets with all prevailing policy and is worthy of officer support.

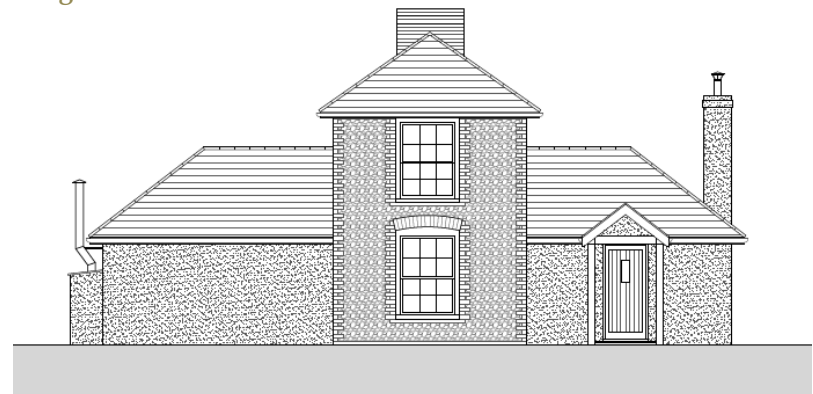
Introduction (cont.)

3 Description of Existing site

- 3.1 The site as edged in red on the attached location plan makes up a 3-bedroom dwelling, area of patio, shed, garage, area of parking and garden land, providing a total site area of 0.33 Hectares or 3,343m². The existing home is of a traditional fashion in terms of both design and materials.
- 3.2 The existing dwelling is set up to the boundary of The Street. The existing front elevation of the property is on the northern façade of the property and has the original two storey part of the building, which extends away from the roadway. The original part of the building is made up of Flint and brick detailing to facades while the newer 20th Century additions utilise white painted render and are of single storey nature.
- 3.3 The property has a cramped layout to the second floor, which has in turn affected the ground floor of the property. Each bedroom within the current property is currently undersized and beneath the national space standards. While the ground floor has a larger area, providing sufficient space for a lounge, kitchen and dining room the layout is disjointed and the formal dining room is used as a bedroom.
- 3.4 The existing property is of poor construction. The original cottage element suffers from interstitial condensations which produces large back patches of damp spores on the wall and ceiling finishes. The property also has an extremely low thermal efficiency. The modern additions have not helped the situation as they too are of low thermal quality.
- 3.5 The property benefits from a good area of private amenity space located to the south of the dwelling. The private amenity space provided comes in the form of a large garden and sunken patio and provides an area of private amenity space larger than most homes situated on The Street. The property also benefits from a good area of parking to the south west of the dwelling, including a 2 bay garage.



Existing Front Elevation.



Introduction (cont.)

4 The Planning Application

- 4.1 The enclosed documents represent a Householder Planning Application for the demolition of the existing 20th Century and the creation of a new two-storey extension to the property.
- 4.2 The planning application comes forward following detailed Pre-Application Advice with Swale Borough Council Planning Office and Conservation Officer. The matter has also been referred to the Kent Downs AONB Planning Team for their views on the proposed development.
- 4.3 The Pre-Application service entered into with Claire Attaway (planning officer) and Jhilmil Kishore (conservation officer) of Swale Borough Council has held to refine the development proposals. Claire and Jhilmil have provided advice on the appearance, design, scale and layout of the proposed extension over a number of drawing iterations through three separate pre-application meetings.
- 4.4 The final iteration of the design drawings are those submitted with this application. Once we arrived at a design layout that meets with the Swale Borough Council Pre-Application Advice we consulted with Katie Miller of the Kent Downs Area of Outstanding Natural Beauty Planning Team in order to attain their views on the proposal. In response the Kent Downs AONB Planning Team have confirmed that the proposed development would not have any detrimental harm on the Area of Outstanding Natural Beauty.
- 4.5 The planning application proposes the removal of all of the modern additions to the original dwelling and the construction of a new two-storey extension which seeks to replicate the excellent architectural detailing of the original cottage. The original cottage has a strong Georgian detailing set within local flint facades. The detail brickwork provides voussoir arches over windows and doorways, brick quoins to window reveals and corners and stone cills below the windows. The main roof is tiled with natural slate.
- 4.6 The new extension replicates the detailing of the original cottage, employing the same local flint facades, voussoir arches, stone cills and brick detailing, albeit of lesser scale than the original home in order to respect what is viewed as a non-designated heritage asset.
- 4.7 The proposed new front façade provides balance to the original Georgian design and has proportions that are of lesser scale than the original cottage. The proposed roof and eave lines of the new extension are lower than that of the original cottage and a butterfly roof detail has been included in order to reduce any perceived dominance of the new extension roof lines.
- 4.8 The side elevations of the proposed extension continue the rhythm of the Georgian detailing and include, to the west façade, a new front door position that has white painted timber pilasters to each side together with a lead dressed porch canopy supported by white painted & scrolled timber braces. The east façade has a new brick chimney stack formed in a Flemish bond, capped with a clay pot and framed by narrow sash windows. The rear façade includes a traditional lean-to white painted timber orangery with fluted pilasters to the corner details and cornice corbelling to the eave line.
- 4.9 The proposal results in a lesser mass when viewed from the front façade and results in a lesser footprint when viewed on plan. The quality of the elevations, fenestration and architectural detailing has been at the forefront of the design process in order to result in a high quality development that is commensurate with the setting of the Conservation Area, Kent Downs OANB and entrance into the village.

Introduction (cont.)

4 The Planning Application

4.10 In layout terms the proposed extension results in a vastly improved arrangement, allowing for a new lounge, an open-plan kitchen and dining space, a utility room and a new cloakroom. To the first floor there are four new double bedrooms, an en-suite and a family bathroom. As a collective the proposed new ground and first floor layout will provide a degree of accommodation that is commensurate for a growing family with a quality of internal floor space, storage and fixtures that one would expect in the 21st Century.

4.11 The proposed development will result in significant improvements to the homes environmental credentials. Currently the home has extremely low thermal efficiencies which makes temperature control almost impossible. The home suffers from interstitial condensation which affects all masonry backgrounds and air quality.

4.12 The approval of the proposed details will allow the complete renovation of the existing cottage, including the stripping back and renovation of its internal masonry fabric. At this juncture new thermally efficient wall linings can be introduced together with new thermal linings to the floors and roof. The new addition is to be constructed in accordance with the Council's guidance on thermal efficiency and attaining a 50% Carbon Reduction over the current building regulations.

4.13 Not only will the proposed new home represent a significant visual improvement on the existing arrangement but it will also result in a significant environmental improvement, both of which are key aspirations of current planning policies in Swale. Extracts of the proposed drawings are shown below for reference.



Existing and Proposed Use



Location Plan

5

Existing Use

5.1

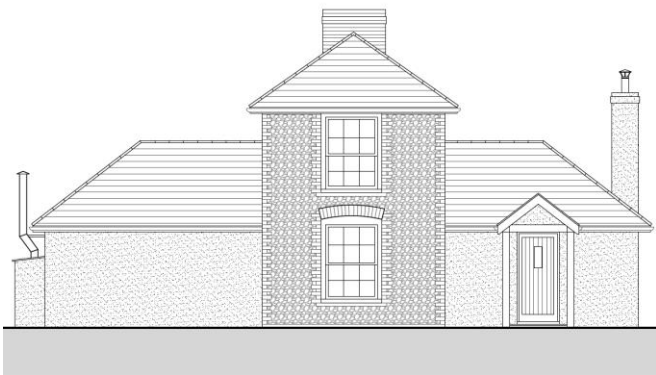
99 The Street is a residential dwelling within a good sized plot. The property is in C3 Residential use.

5.2

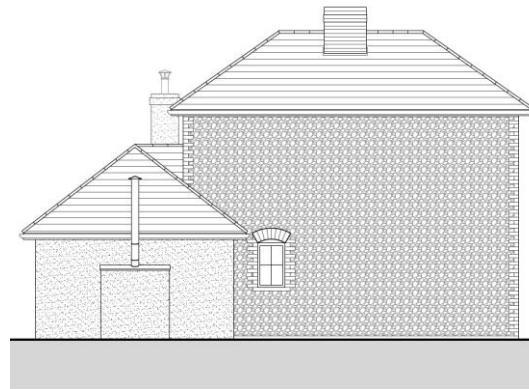
Given that the home is the last plot in the westerly direction of Newnham village, there is a generous amount of space to the east, south and west the home. Therefore the property has generous spatial standards within which to accept a redevelopment of the property, without having any impact of the spatial setting of the home.

5.3

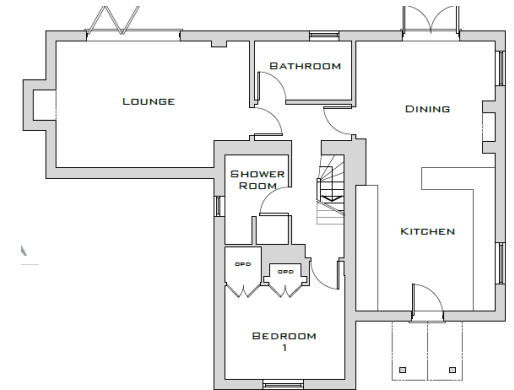
Whilst the original cottage property has attractive traditional facades with good materials and detailing, the modern additions are significant detractors which provide an incongruous form of development at the entrance to the village and conservation area.



Existing Front Elevation



Existing Left Elevation

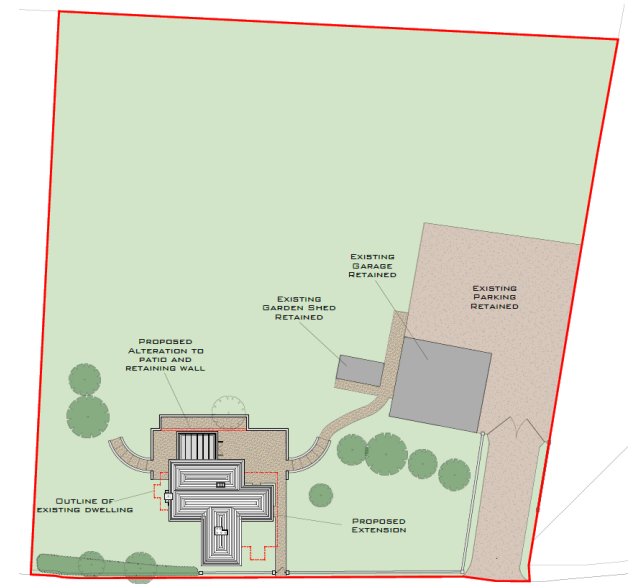


Existing Ground Floor Plan

Existing and Proposed Use

6 Proposed Use

- 6.1 The proposed use retains the existing C3 Residential Use and provides an increased level of living space to the dwelling. The proposal will create a ground floor layout that functions much better for everyday use and is more reflective of contemporary living spaces, as can be seen from the attached drawings to this submission.
- 6.2 The proposed first floor provides the home with four double bedrooms, an ensuite and a family bathroom. The new arrangement allows all occupants of the home to have their bedroom on the first floor and represents a significant improvement over the current arrangement.
- 6.3 The proposed extension will result in the full renovation of the original cottage, eradicating the inherent environmental problems of the original cottage and result in a home that has a 50% carbon reduction over that currently required by building regulations.



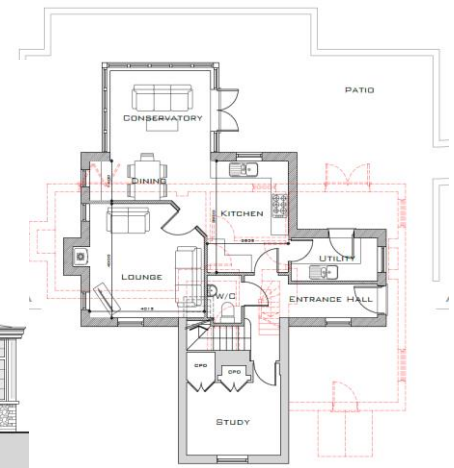
Proposed Site Plan.



Proposed Front Elevation.



Proposed Right Elevation.



Proposed Ground Floor Plan.

Amount of Development, Scale & Landscaping.

7 Amount

- 7.1** The current property has an external footprint of 89.7m². The proposed extension reduces the external footprint to 88.5m² thereby resulting in a reduction in plan terms. The Gross Internal Area of the existing dwelling is 93m² compared to the proposed dwelling which is 130m². The upper ridge height of both the proposed property and the existing property are both 6.2 metres in height. The upper eave height of the existing and proposed dwelling are also identical, measuring 4.7 metres in height.

8 Scale of Proposed Built Form

- 8.1** Despite the figures above, the proposed development does not represent a large increase in scale compared to the existing building. Given that the first floor extension has a lower ridge and eaves height. Having been designed to be sympathetic to the original building, the impact is minimised and is in proportion to the scale of the original cottage. The scale of the proposed extension is not out of keeping with the area and is mitigated through good design, materials and existing landscaping.
- 8.2** The proposed extension is clearly subservient to the original dwelling, with the extensions being set back from the existing building lines, having a lower eave and ridge heights on all facades and utilising similar materials to match the buildings character.
- 8.3** The impact upon the 93 The Street is minimal, given the separation between the two properties and proportionate scale employed by the new design. Similarly the quality of design and scale employed benefits the setting of the Conservation Area and entrance into the village.

9 Existing Landscaping

- 9.1** The sites existing landscape contribution mainly consists of sporadically planted trees within the garden of the property in addition to a native hedgerow which lines the fence to the east of the property. The hard landscaping consists of footpaths, the sunken area of patio, the driveway and area of parking.

10 Proposed Landscaping

- 10.1** The proposed development retains all of the sites existing landscape features and does not result in any loss of landscape. We fully expect that any planning approval would include a planning condition relating to landscaping and that a detailed landscape design can be produced at that time.
- 10.2** Previous planning applications to this site have been refused, principally for reasons relating to harm on the Conservation Area and the Area of Outstanding Natural Beauty. We are of the view that the design and detailing employed by this proposal sufficiently addresses any concern relating to the Conservation Area, however this is a differing matter to the AONB issues. Therefore we have consulted with the Kent Downs AONB Planning Team to attain their views on the development proposals contained herein. Katie Miller of the Kent Downs AONB Team has reviewed the application details and advises that the proposal will not have any detrimental harm on the Kent Downs AONB.

Design, Character & Materials.



11.0

Design & Character.

11.1

The existing local vernacular of housing stock within The Street varies slightly with properties having a mixture of weatherboarding, render, flint and stock facing brick facades. Given that Newnham is a rural location that has grown with time, there is a large variance in the design of properties throughout the street scenes. Properties mainly have sash windows, pitched roofs and have detailing on windows and doors.

11.2

The proposed extension contained within this planning application seeks to respect the prevailing character and design of the original cottage and utilises similar construction details and materials, albeit of a slightly reduced scale in order to respect the original cottage.

11.3

The resulting arrangement is of good character, fitting well within the street scene and according with the prevailing character of The Street and Newnham itself. In addition to this the proposed extension is of improved character and appearance compared to the existing 20th Century extensions to the property.

11.4

The character of the location is that of a typical Kentish Village. In such developments some key Kent design attributes are adopted. The Street's character utilises a varied character of plain tiled pitched roofs over facades that utilise traditional materials and detailing on the surrounds of windows and doors.



12.0

Materials, Styling & Detailing.

12.1

The proposed extension to 99 The Street utilises similar materials to those used on the original cottage and is a significant improvement of the 20th Century additions which detract from the character of the original home.

12.2

The proposed new facades have locally sourced flint to the ground and first floor with Stock Facing Brick Quoins and window detailing. The roof utilises slate tiles and the chimney is formed in Stock Facing Brick. The White Sash Windows incorporate Stone Window Cills and are of a scale that is proportionate to the facades. The door utilises pilasters to each side with a pediment above it supported on scrolled brackets. The entire building, including the rear conservatory is of a typical Georgian style, according with the original part of the property and many other historic buildings within the village.

12.3

Whilst being constructed in the modern period with technical standards that exceed the current building regulations the resulting visual appearance will be of a high quality traditional home that is commensurate with the quality of the Newnham Conservation Area.



Planning

13 Planning Policy

- 13.1 The Local Plan Policies that are applicable to this application are predominantly found within the Swale Borough Council Local Plan, National Planning Policy Framework & The Designing an Extension document – A guide for Householders – Supplementary Planning Guidance.
- 13.2 We have noted below the policy wording that relates to the proposed planning application in Bold Italics, along with our comments in normal text format below;
- 13.3 Swale Borough Council Local Plan (2017).

Policy ST 3 The Swale settlement strategy

By use of previously developed land within defined built up area boundaries and on sites allocated by the Local Plan, development proposals will be permitted in accordance with the following settlement strategy:

- 1. The main Borough urban centre of Sittingbourne will provide the primary urban focus for growth, where development will support town centre regeneration and underpin the town's role as the principal centre;***
- 2. The other Borough urban centres of Faversham and Sheerness will provide the secondary urban focus for growth at a scale and form compatible to their historic and natural assets and where it can support their roles as local centres serving their hinterland. additionally at Sheerness its role and functioning will be supported by the other urban local centres within the West Sheppey Triangle to meet the Island's development needs on previously developed sites or at existing committed locations and allocations well related to the urban framework and strategic transport network;***
- 3. The Rural Local Service Centres will provide the tertiary focus for growth in the Borough and the primary focus for the rural area. At allocated sites relating well to the existing settlement pattern and the character of the surrounding countryside, development will provide for the local housing or employment needs for their home and surrounding communities, whilst supporting existing and new services;***
- 4. Other villages with built-up area boundaries, as shown on the Proposals Map, will provide development on minor infill and redevelopment sites within the built up area boundaries where compatible with the settlement's character, amenity, landscape setting, heritage or biodiversity value and;***
- 5. At locations in the open countryside, outside the built-up area boundaries shown on the Proposals Map, development will not be permitted, unless supported by national planning policy and able to demonstrate that it would contribute to protecting and, where appropriate, enhancing the intrinsic value, landscape setting, tranquillity and beauty of the countryside, its buildings and the vitality of rural communities.***

The property is situated adjacent to the planning designated 'Other Village' of Newnham but is within the open countryside, outside the built-up area boundaries. The proposed development is however in line with National Planning Policy and enhances the intrinsic value, landscape setting, tranquillity and beauty of the existing building subject to this application. We are therefore of the view that this conforms with Policy ST 3 above.

Planning

13 Planning Policy

13.4 Policy CP 4

Requiring good design

All development proposals will be of a high quality design that is appropriate to its surroundings. Development proposals will, as appropriate:

- 1. Create safe, accessible, comfortable, varied and attractive places;*
- 2. Enrich the qualities of the existing environment by promoting and reinforcing local distinctiveness and strengthening sense of place;*
- 3. Make safe connections physically and visually both to and within developments, particularly through using landscape design and open space to retain and create green corridors for pedestrians, cyclists and biodiversity;*
- 4. Make efficient and prudent use of natural resources including sensitively utilising landscape features, landform, biodiversity and climate to maximise energy conservation and amenity;*
- 5. Retain and enhance features which contribute to local character and distinctiveness;*
- 6. Conserve and enhance landscape, biodiversity and local environments by:*
 - a. assessing and responding to landscape character, condition, sensitivity and any limitations arising from its overall capacity for change, together with the guidelines set out within the Landscape Character and Biodiversity Assessment and Guidelines and Urban Extension Landscape Capacity Study;*
 - b. retaining trees where possible (including old orchards and fruit trees, hedgerows, shelter belts, woodland and scrub) particularly those that make an important contribution either to the amenity, historic, landscape character or biodiversity value of the site or the surrounding area;*
 - c. providing a high standard of locally native plant species and trees (of local provenance and supportive of biodiversity) for soft (including green walls) landscaping in a pattern which respects the landscape character;*
 - d. providing hard landscaping, surface and boundary treatments that are locally distinct and that respond positively to the character of the locality; and*
 - e. provide features and management intended to encourage biodiversity.*
- 7. Achieve a mix of uses, building forms, tenure and densities;*
- 8. Be appropriate to the context in respect of materials, scale, height and massing;*
- 9. Make best use of texture, colour, pattern, and durability of materials;*
- 10. Use densities determined by the context and the defining characteristics of the area;*
- 11. Ensure the long-term maintenance and management of buildings, spaces, features and social infrastructure;*
- 12. Be flexible in order to respond to future changes in use, lifestyle, and demography;*

13. Maximise opportunities for including sustainable design and construction techniques including the use of recycled and recyclable materials, sustainable drainage systems, carbon reduction and minimising waste; and

14. Adhere to relevant supporting design guidance.

The proposed development creates a two-storey extension to 99 The street replacing the existing 20th Century extensions. We are of the view that these replacement extensions create a more attractive building that is of similar character to the original retained building, with similar materials, design and detailing. The 20th Century extensions are a detractor to the surrounding area whereas the proposal would enhance the original form of the cottage and contribute positively to local character and distinctiveness. With the above in mind we are of the view that the proposed development is in line with Policy CP 3.

Conserving and enhancing the historic environment

To support the Borough's heritage assets, the Council will prepare a Heritage Strategy. Development will sustain and enhance the significance of designated and non-designated heritage assets to sustain the historic environment whilst creating for all areas a sense of place and special identity. Development proposals will, as appropriate:

- 1. Accord with national planning policy in respect of heritage matters, together with any heritage strategy adopted by the Council;**
- 2. Sustain and enhance the significance of Swale's designated and non-designated heritage assets and their settings in a manner appropriate to their significance and, where appropriate, in accordance with Policies DM 32-DM 36;**
- 3. Respond to the integrity, form and character of settlements and historic landscapes;**
- 4. Bring heritage assets into sensitive and sustainable use within allocations, neighbourhood plans, regeneration areas and town centres, especially for assets identified as being at risk on national or local registers;**
- 5. Respond positively to the conservation area appraisals and management strategies prepared by the Council;**
- 6. Respect the integrity of heritage assets, whilst meeting the challenges of a low carbon future; and**
- 7. Promote the enjoyment of heritage assets through education, accessibility, interpretation and improved access.**

The proposed development conforms with National Planning Policy in respect of heritage matters, as is shown on the following pages. The proposed development will sustain and enhance the significance of 99 The Street which is a non-designated heritage asset. The integrity, form and character of The Settlement and Conservation Area is respected by the proposed development and is improved by virtue of the materials and design employed. Given that the previous 20th Century extensions detract the appearance of the original building and conservation area, we are of the view that the sympathetically designed extension with traditional, local materials and detailing is significant improvement on the current arrangement and will be seen as a benefit to the surrounding area.

Planning

13 Planning Policy

13.6 Policy DM 7

Vehicle parking

Until such time as a local Swale Borough Supplementary Planning Document (SPD) can be adopted, the Council will continue to apply extant Kent County Council vehicle parking standards to new development proposals. When prepared, the Swale Vehicle Parking SPD will provide guidelines for:

1. Car parking standards for residential development, which will:

a. take into account the type, size and mix of dwellings and the need for visitor parking; and

b. provide design advice to ensure efficient and attractive layout of development whilst ensuring that appropriate provision for vehicle parking is integrated within it.

2. Vehicle parking for non-residential uses, which will take into account:

a. the accessibility of the development and availability of public transport;

b. the type, mix and use of the development proposed;

c. the need to maintain an adequate level of car parking within town centres to ensure that viability of the centres is not compromised; and

d. that development proposals do not exacerbate on street car parking to an unacceptable degree.

3. Cycle parking facilities on new developments, of an appropriate design and in a convenient, safe, secure and sheltered location. ^(7.12)

The proposed development will provide an additional bedroom to the dwelling, and therefore in terms of IGN 3 & the Swale Vehicle Parking SPD, we would need to provide a further parking space to the development. However, considering that the existing parking area can provide parking space for around 4/5 cars in addition to the parking space provided within the garage, it should be seen that sufficient parking is already provided on-site.

13.7 Policy DM 11

Extensions to, and replacement of, dwellings in the rural area

The Borough Council will permit the rebuilding of an existing dwelling in the rural area only if the proposed new dwelling is of a similar size and proportion, an appropriate scale, mass and appearance in relation to the original dwelling and location, or where it constitutes the most effective use of the land.

The Council will permit extensions (taking into account any previous additions undertaken) to existing dwellings in the rural areas where they are of an appropriate scale, mass, and appearance in relation to the location.

Planning

13 Planning Policy

The proposed extension is of good character and is of appropriate scale, mass and appearance in relation to the dwellings found within the street scene of The Street. The extension is also replacing the existing 20th Century extensions, which were not of suitable or similar appearance to the original dwelling.

13.8 Policy DM 14

General development criteria

All development proposals will, as appropriate:

1. Accord with the policies and proposals of the adopted Development Plan unless material considerations indicate otherwise;
2. Include information sufficient to enable the Council to determine the application in conjunction with the Council's published Local List of requirements;
3. Accord with adopted Supplementary Planning Documents and Guidance;
4. Respond to the constraints and opportunities posed from climate change and natural processes;
5. Reflect the positive characteristics and features of the site and locality;
6. Conserve and enhance the natural and/or built environments taking in to account the desirability of sustaining and enhancing the significance of heritage assets;
7. Be both well sited and of a scale, design, appearance and detail that is sympathetic and appropriate to the location;
8. Cause no significant harm to amenity and other sensitive uses or areas;
9. Provide for an integrated landscape strategy that will achieve a high standard landscaping scheme that informs the earliest stages of a development proposal; and
10. Achieve safe vehicular access, convenient routes and facilities for pedestrians and cyclists, enhanced public transport facilities and services, together with parking and servicing facilities in accordance with the County Council's standards.

The proposal conforms with the policies contained within the adopted development plan. Sufficient information has been provided with the application. The non-designated heritage asset is retained and enhanced by the proposed development. The development would significantly improve the technical standards of the home and meet with the aspirations of the Local Plan. We are therefore of the opinion that the proposal conforms with the policy above.

Planning

13 Planning Policy

13.9 Policy DM 16

Alterations and extensions

Planning permission will be granted for alterations and extensions to existing buildings provided they:

- 1. Are of an appropriate design and quality which responds positively to the style and character of the building being extended;*
- 2. Are appropriately scaled in relation to the building and its surroundings;*
- 3. Maintain or enhance (where applicable) the character of the street scene;*
- 4. Reinforce or enhance as appropriate local distinctiveness;*
- 5. Preserve architectural, historic, landscape, or nature conservation features of interest; and*
- 6. Protect residential amenity.*

The proposed development provides an extension to 99 The Street which is of similar character to the original historic cottage. The scale of the building after the extension is completed, is not out of place within the street scene and compared with homes within The Street is of reasonable size. The local distinctiveness is reinforced as a result of the application by utilising locally sourced materials that accord with the historic nature of the surrounding conservation area. The original building which is of high value, is preserved and will not be negatively impacted by the proposed extension. The residential amenity of adjacent dwellings is not impacted, as the separation distance between the properties are large, obscure glazed windows have been proposed and the extension is sympathetically designed.

13.10 Policy DM 24

Conserving and enhancing valued landscapes

The value, character, amenity and tranquillity of the Borough's landscapes will be protected, enhanced and, where appropriate, managed.

Part A. For designated landscape areas:

Within the boundaries of designated landscape areas, as shown on the Proposals Map, together with their settings, the status given to their protection, enhancement and management in development decisions will be equal with the significance of their landscape value as follows:

1. The Kent Downs Area of Outstanding Natural Beauty (AONB) is a nationally designated site and as such permission for major developments should be refused unless exceptional circumstances prevail as defined by national planning policy. Planning permission for any proposal within the AONB will only be granted subject to it:

- 1. conserving and enhancing the special qualities and distinctive character of the AONB in accordance with national planning policy;**
- 2. furthering the delivery of the AONB's Management Plan, having regard to its supporting guidance documents;**
- 3. minimising the impact of individual proposals and their cumulative effect on the AONB and its setting, mitigating any detrimental effects, including, where appropriate, improving any damaged landscapes relating to the proposal; and**
- 4. being appropriate to the economic, social and environmental wellbeing of the area or being desirable for the understanding and enjoyment of the area.**

2. Areas of High Landscape Value (Kent and Swale Level) are designated as being of significance to Kent or Swale respectively, where planning permission will be granted subject to the:

- 1. conservation and enhancement of the landscape being demonstrated;**
- 2. avoidance, minimisation and mitigation of adverse landscape impacts as appropriate and, when significant adverse impacts remain, that the social and or economic benefits of the proposal significantly and demonstrably outweigh harm to the Kent or Swale level landscape value of the designation concerned.**

Part B. For non-designated landscapes:

1. Non-designated landscapes will be protected and enhanced and planning permission will be granted subject to:

- 1. the minimisation and mitigation of adverse landscape impacts; and**
- 2. when significant adverse impacts remain, that the social and or economic benefits of the proposal significantly and demonstrably outweigh the harm to the landscape character and value of the area.**

Part C. For all landscapes:

1. The scale, layout, build and landscape design of development will be informed by landscape and visual impact assessment having regard to the Council's Urban Extension Landscape Capacity Study and Landscape Character and Biodiversity Appraisal SPD, including, as appropriate, their guidelines, and the key characteristics, sensitivity, condition and capacity of character area(s)/landscapes, taking opportunities to enhance the landscape where possible, including the removal of visually intrusive features.

The proposed development lies within the Kent Downs Area of Outstanding Natural Beauty, therefore consideration of the potential impact of the proposed development on the Kent Downs AONB has to be demonstrated. In response to this matter we have consulted with the Kent Downs AONB Planning Team who have stated that the proposed development would not have any material harm upon the Kent Downs AONB given its small scale and use of local construction materials. A copy of the communication with the AONB Team is provided as a supporting document to this application.

Planning

13 Planning Policy

13.11 Policy DM 32

Development involving listed buildings

Development proposals, including any change of use, affecting a listed building, and/or its setting, will be permitted provided that:

1. The building's special architectural or historic interest, and its setting and any features of special architectural or historic interest which it possesses, are preserved, paying special attention to the:

- a. design, including scale, materials, situation and detailing;*
- b. appropriateness of the proposed use of the building; and*
- c. desirability of removing unsightly or negative features or restoring or reinstating historic features.*

2. The total or part demolition of a listed building is wholly exceptional, and will only be permitted provided convincing evidence has been submitted showing that:

- a. All reasonable efforts have been made to sustain existing uses or viable new uses and have failed;*
- b. Preservation in charitable or community ownership is not possible or suitable; and*
- c. The cost of maintaining and repairing the building outweighs its importance and the value derived from its continued use.*

3. If as a last resort, the Borough Council is prepared to consider the grant of a listed building consent for demolition, it may, in appropriate circumstances, consider whether the building could be re-erected elsewhere to an appropriate location. When re-location is not possible and demolition is permitted, arrangements will be required to allow access to the building prior to demolition to make a record of it and to allow for the salvaging of materials and features.

The proposed extension increases the distance to the adjacent Listed Buildings 93 The Street by 3 metres, providing a total separation distance of 26 metres. While the extension does increase the eastern facades to two-storeys in height, the proportionate design and detailing mitigates any perceived harm. Further to this the proposal would remove the negative features of the existing 20th Century extensions and result in an improvement over the existing arrangement.

13.12 Policy DM 33

Development affecting a conservation area

Development (including changes of use and the demolition of unlisted buildings or other structures) within, affecting the setting of, or views into and out of a conservation area, will preserve or enhance all features that contribute positively to the area's special character or appearance. The Borough Council expects development proposals to:

- 1. Respond positively to its conservation area appraisals where these have been prepared;**
- 2. Retain the layout, form of streets, spaces, means of enclosure and buildings, and pay special attention to the use of detail and materials, surfaces, landform, vegetation and land use;**
- 3. Remove features that detract from the character of the area and reinstate those that would enhance it; and**
- 4. Retain unlisted buildings or other structures that make, or could make, a positive contribution to the character or appearance of the area.**

The development is within the conservation area of Doddington & Newnham. The proposed development, in our view preserves and enhances the current features of the existing non-designated heritage asset. The matter has been subject to pre-application advice with the Council's Conservation Officer and all recommendations made by the Conservation Officer have been employed in the design.

13.13 Designing an Extension Supplementary Planning Guidance – February 2011.

Traditionally, extensions to buildings are smaller and less significant than the main building. Over-large extensions can destroy the appearance of the house and have a serious effect upon the area as a whole.

The proposed extension includes pitched roofs and walls that are set back from the main building and retain the significance of the original building.

13.14 ***On any house, an extension should be well designed to reflect its character. Use of matching bricks, other facing materials and roof tiles together with appropriate doors and windows is essential if an extension is not to upset the appearance of the house or the area as a whole. Such aspects are of particular importance in specially protected areas and on Listed Buildings.***

The proposed extension has been well designed to reflect the character of the original building and uses matching materials to the original building, unlike the previous 20th Century extensions.

Planning

13 Planning Policy

13.15 Conservation Area's Supplementary Planning Guidance.

Any new development should preserve or enhance the special character or appearance of a conservation area, whilst allowing the area to remain alive and prosperous. It will be important to see that every new building is designed not as a separate entity, but as part of a larger whole which has a well-established character of its own. A high standard of development therefore will be required for all buildings in conservation areas and for extensions to existing buildings.

From the details shown in the pages above and the supporting documents within this submission, we are of the view that the development preserves and enhances the non-designated heritage asset, located within the conservation area, to a greater extent than the current extension to the property.

13.16 National Planning Policy Framework – July 2021.

176. 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. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads⁵⁹. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

We have given a good degree of consideration to the conservation and enhancement of the Area of Outstanding Natural Beauty. We have engaged with the Kent Downs AONB Unit and have asked for their views on the proposed application. The Kent Downs AONB team have no objections to the proposed extension. The scale and extent of the development is in keeping with surrounding properties and the property itself is very well screened from the wider AONB with woodland to the north and west, raised land levels to the south and an existing pattern of housing to the east. Given this, and the views of the AONB Team themselves, we are of the view that the proposed development does not have any harm on the Kent Downs Area of Outstanding Natural Beauty.

Planning

13 Planning Policy

- 13.17** *203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

The proposed development will have an effect on the non-designated heritage asset of 99 The Street, however we are of the view that this effect is positive and that the home will be of a much more attractive nature than the existing arrangement. The utilisation of traditional materials to create a good design has successfully been achieved through consultation with the Council's Conservation Officer and we are of the view that the development proposal fully accords with the sentiment of the above Planning Policy.

- 13.18** *207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

Given that we are retaining the only part of the existing building that makes a positive contribution to the conservation area and are proposing to replicate the excellent architectural detailing of the original cottage we are of the view that the proposal accords with the above policy guidance. The development will not result in any harm to the Conservation Area and will enhance the Conservation Area.

14 Summary

- 14.1 The Householder Application provides the opportunity to remove the previous 20th Century extensions with a new extension that provides a good amount of living and accommodation space. The space that this provides is a huge benefit to our clients compared to the currently cramped home, which is below the modern nationally described space standards.
- 14.2 The sensitivity of the location and character of the surrounding area has also been considered within this application, as seen with the consultation with the Planning Officer, Conservation Officer & AONB Unit in pre-application stage. The contributions of the pre-application service has helped to create a design which satisfies all material planning matters and results in a visually pleasing development that will not have any detrimental harm to its surroundings.
- 14.3 The approval of the enclosed application would not cause overriding harm to the Kent Downs Area of Outstanding Natural Beauty and would, in our view, enhance the Conservation Area of Newnham & Doddington.
- 14.4 We are of the belief that the enclosed application should be advanced with officers recommendation for approval given its suitability in terms of the use, design and scale of the proposed development.

October 2021
Country House Homes Ltd.

