

Swale Borough Council  
East Street  
Sittingbourne  
Kent  
ME10 3HT

13<sup>th</sup> April 2021

Dear Sir/Madam

**Re: Pre-Application meeting for a replacement dwelling application for the property at 99 The Street – 99 The Street, Newnham, Sittingbourne, Kent, ME9 0LW.**

### **Introduction.**

The application site, known as 99 the Street, Newnham, Sittingbourne, Kent, ME9 0L, can be best described by the planning officers delegated report within a recent application on the property.

“99 The Street is a part two storey, part single storey undesignated heritage asset of attractive appearance with knapped flint and brick quoining to the two-storey element and of white painted brick on the later single storey extension. Both the original element and the extension have slate roofs throughout. The property is fairly hard up to the roadside with only a small area of intervening garden which is bounded by a low brick wall with timber fencing. This boundary treatment surrounds most of the plot, as seen from the highway. The rest of the plot is largely occupied by meadow land.”

This new application comes in the form of a replacement dwelling to the existing property of 99 The street. The replacement dwelling intends to increase the size of the existing dwelling by 756ft<sup>2</sup>, while also retaining the rural character of the area.

### **Background**

The proposal has come forward in response to the refusal for permission to situate a detached residential dwelling to the south of the property as of last year. The proposed development incorporates materials that can be found on the existing dwelling and on other historical dwellings within the street scene of 99 The Street.

The proposal also intends to comply with Swale Borough Council’s 50% Carbon Reduction SPD in addition to exceeding current building regulations.

The proposed replacement dwelling seeks to be a policy compliant proposal that enhances the accommodation for our clients while also respecting the natural and historic character of the

surrounding area, which can be seen in regard to the typology, design and materials proposed within this application.

### **Description of Existing Site.**

The site currently has a detached residential dwelling to the north of the property with an adjacent garage and area of parking serving the dwelling to the south. The site has a large area of residential garden land to the south of the property and has landscaped and fenced boundaries.

The site is located within the conservation area of Doddington and Newnham due to the large number of historical buildings that are located in the surrounding area, such as the adjacent listed building, 93 The Street.

The site is also within the North Downs Area of Outstanding Natural Beauty, this can be seen throughout Newnham even within the settlement boundary, as the AONB washes over it.

### **The Planning Application.**

The attached documents alongside this supporting statement represent a full planning application for a replacement dwelling in place of the existing dwelling of 99 The Street. The proposal also incorporates a 50% Carbon reduction.

The planning application comes forward in response to our clients need for an increased level of accommodation in addition to the quality of the current residential dwelling. The current residential dwelling has an internal area of 1,052ft<sup>2</sup> / 97m<sup>2</sup>. This level of space with a growing family is insufficient and our clients want to stay in this location but require more space to do so.

Further to this the residential dwelling has recently suffered from Interstitial Condensation, due to a few things as well as there being no insulation within the historical building.

This issue with damp in the house in addition to insufficient accommodation for their existing use means that our clients seek some sort of development to attain this, but still recognise the rural nature of the location they are in and the constraints that come with it, and this is reflected within the design of the proposal.

### **Existing & Proposed Development.**

The attached drawings show how the proposed development will increase the internal area by 756ft<sup>2</sup> to 1,808ft<sup>2</sup> / 168m<sup>2</sup>, without overly increasing the scale or footprint of the existing building. The existing drawings attached show the cramped layout which is intended to be

replaced within the proposal. The proposed plans also show the large increase in space that the proposed development provides.

While the building is an undesignated heritage asset, the large amount of works that have gone on over the years to improve the dwelling are still insufficient to provide what is needed for a family of this nature. These works have had the intention of preserving the historical nature of the building while also making it fit to live in but have not succeeded and due to this it is of our client's view, as well as our own, that a dwelling of a similar fashion but larger internal area would be a suitable development.

The scale of the proposed development compared to that of the existing is more than suitable. The proposed replacement dwelling is of shorter width but longer length than the existing residential dwelling. In terms of ridge height from the base of the residential dwelling, the existing dwelling is 6.2m in height compared to the proposed development being 8.15m in height. Despite this the plans and drawings attached to this submission show how the proposal does not seem out of place within the street scene and, due to the proposal the dwelling would be of similar scale and mass as the other houses adjacent.

The footprint of the proposed dwelling is similar to that of the existing as most of the additional internal area is gained from additional room on the first floor. The traditional nature of design incorporating a pitched roof and large windows with detailing and stone cills means that the proposal achieves the larger internal area that our clients seek while also remaining of a similar design and scale to other houses within the street scene and adjacent.

The existing character of the house has been retained within the proposed development as far as possible with the materials and design focused on retaining the historic nature of the undesignated heritage asset.

### **Materials, Styling & Detailing.**

The proposed materials, styling and detailing are all tailored to the historic setting of the proposed development as well as the rural character of the area.

The facades of the proposed replacement dwelling are to be made up of locally sourced flint over stock facing brickwork plinths and detail brick. The orangery extending to the rear of the proposed dwelling utilises stock facing brick on all facades. The roof of the proposed replacement dwelling is a pitched slate roof and the orangery which extends to the rear has a flat roof with a parapet wall to mask it. All windows and joinery within the proposal are white painted with stone cills and detail brick. The front door is also proposed as being white painted.

It can be seen that the locally sourced flint replicates not only the existing non-designated heritage asset but also many other dwellings within the street scene and respects the character of this rural location. The slate pitched roof also matches the existing dwelling, retaining its

character. The windows, joinery and front door which are all painted white retain the character of the existing building which has white painted windows and white painted brick, as well as reflecting some of the many dwellings nearby that have white painted doors.

It can be seen within the selection of the materials that the surrounding dwellings located on The Street have all been considered in addition to the existing dwelling. The materials that have been utilised on the proposed development are also those which can be locally sourced and of high quality. The proposal intends to reflect the same character that can be seen on the existing dwelling.

## **Sustainability.**

### Environmental Sustainability.

The proposed development creates an increase in the environmental sustainability of the property and surrounding area. The 50% Carbon Reduction proposed on the replacement dwelling will make the dwelling much more energy efficient than can currently be seen on the existing dwelling. This is especially applicable as the house currently has no insulation and due to this energy wastage occurs regularly and the carbon footprint of the building is much greater than the property proposed.

In terms of vehicle trips generated by the proposed development, nothing will exceed the current arrangements and therefore this cannot be a consideration, however even if it was a consideration within this application the 50% Carbon Reduction should off-set this travel impact on the environment for a long time.

### Economical Sustainability.

The proposed development will provide a short-term benefit to the local economy, with locally sourced materials and during the construction of the dwelling. In addition to this, our clients have lived here for a long time now and shop locally, the continued benefit to the wider community would be sustained as a result of this proposed development.

### Social Sustainability.

Within the NPPF it states "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" this proposed development satisfies that social objective perfectly. The proposed development would provide our clients with additional accommodation that they need due to the growing nature of their family and the cramped conditions they live in, as can be seen on the attached existing layout. The proposal would meet the needs of present and future generations without causing substantial harm to the surrounding area.

## **Conclusion**

To conclude the proposed replacement dwelling provides a much-needed increase to the internal area of the house, providing more space and better standards of living given the current cramped nature and issues with interstitial condensation. The proposed replacement dwelling does not create a development that is out of place within the existing street scene however and is of high quality. The proposal respects the surrounding character of the rural location and also intends to create a development that is in keeping with the existing dwelling.