



Design and Access Statement

In support of the Planning Application

for

Chine Farm House, Main Road, Knockholt, Kent, TN14 7LG

on behalf of

The Chevening Estate

as at

14th October 2021



**PLANNING DESIGN AND ACCESS STATEMENT – CHINE FARM HOUSE, MAIN ROAD, KNOCKHOLT,
KENT, TN14 7LG**

CONTENTS

1.0	INTRODUCTION	Page 3
2.0	THE APPLICATION SITE	Page 4
3.0	THE PROPOSAL	Page 5
4.0	RELEVANT PLANNING POLICY CONSIDERATIONS	Page 6
5.0	PLANNING MERITS AND CONCLUSIONS	Page 8

1. INTRODUCTION

1.1 RH & RW Clutton have been instructed by the Chevening Estate to prepare an application for full planning permission and listed buildings' consent for the construction of a modest single storey extension to an existing C20th single storey extension, the installation of a shower in the downstairs WC, opening up of an inglenook fireplace, creation of a small ensuite bathroom and revised siting of a modern internal partition wall within Chine Farmhouse. The proposed plans would modernise and improve a listed building and ensure improved energy efficiency and safeguard the future of this property on the edge of Knockholt. The proposed plan utilise existing vehicle access and would not increase long term vehicle use or require additional parking at Chine Farm House, Main Road Knockholt, Kent, TN14 7LG.

1.2 The proposed extension would enlarge the footprint of the building by less than 50% of the footprint of the original building and the plans show a design and layout that now aligns with advice given in the pre-application consultation. Particular care has been taken to ensure that the form, scale, materials and site coverage of the area align with policies EN1 and EN5 of the ADMP.

1.3 This statement is supported by detailed drawings produced by PJ Architectural Design.

1.4 The plans have been prepared following the receipt of pre-application advice from Sevenoaks District Council in September 2021. A copy of the Council's pre-application advice letter forms APPENDIX 1 of this statement.

1.5 The pre application advice outlines the relevant policies to be considered by any design but confirms in principle that the conversion of the building could comply with the terms of policy GB1 of the Allocations and Development Management Plan. A previous application for similar proposals showed an incongruous roofline running perpendicular to the main roof, the revised drawings show a double pitch with conversation skylights masked within the central pitch.

1.6 The plans have been prepared with an appreciation of the property's location within the Green Belt and on the edge of the village of Knockholt (to the east) an comply with policy GB1 of the ADMP; the proposed works do not exceed the 50% limit of the original dwelling and do not have a deleterious impact on the openness of the Green Belt.

1.7 All relevant planning policy concerning the site and surrounding area, including that referenced by the Council when it provided pre-application advice have been considered. This includes policies contained within the National Planning Policy Framework, the Sevenoaks Allocations and Development Management Plan and the Council's Supplementary Planning Guidance Relating to Development within the Green Belt.

2. THE APPLICATION SITE

2.1 The application site comprises part of the Chevening Estate and forms part of the residential portfolio. Chine Farm House is a listed two storey, three bedroom dwelling on the southern side of the Main Road on the eastern outskirts of Knockholt village. Chine Farm House is wholly enveloped by land owned by the Chevening Estate. In addition to being within the Metropolitan Green Belt area, Chine Farm House is also just within the boundary of the Kent Downs Area of Outstanding Natural Beauty. Due to the topography and well established hedges and trees in the wider area, Chine Farm House is not visible from any of the existing public rights of way or the public highway.



Overview of Site Location in relation to Knockholt

2.2 Chine Farm House is located within a generous garden and benefits from a well maintained access point onto the Main Road.

2.3 Chine Farm House is bordered on three sides by farmland in the ownership of the Chevening Estate. To the east the property is bordered by Chine Farm Place, a building made up of several leasehold properties with the freehold retained by the Chevening Estate.

2.4 The proposed external changes consist of an additional soil pipe at the rear of the property to carry waste from the en-suite bathroom and raising the gable of the existing single storey kitchen extension with the installation of Velux conservation style rooflights to allow for improved light transmission. The southern elevation of the kitchen would project a little more into the garden with a set of timber framed French doors allowing access into the garden from the extension.

2.5 Chine Farm House is understood to comprise of two former cottages that were converted into a single dwelling at some point in its history. The property has been let out as a residential property for many years and up until March 2020 had been occupied by the same tenants for some 15 years. The property requires a number of repairs and improvements and would

PLANNING DESIGN AND ACCESS STATEMENT – CHINE FARM HOUSE, MAIN ROAD, KNOCKHOLT, KENT, TN14 7LG

benefit from modernisation to reduce its environmental impact and improve thermal efficiency.

2.6 The site is located within a Biodiversity Opportunity Area and whilst there are no signs of key species within the site, it is proposed to install a number of bat boxes and owl boxes in the larger veteran trees to the north west of the site on farmland in the ownership of the applicant which is currently enrolled in an environmental scheme. As part of the landscaping it is proposed to establish habitat areas that will support pollinator populations and this will be extended to the property boundaries and into the surrounding land where possible and appropriate.

3. THE PROPOSAL

3.1 The application seeks planning permission and associated listed building consent to create a single storey extension on the western elevation enhancing and improving an existing but unsympathetic twentieth century addition. This will create a much-improved kitchen within the property and create additional shared space leading to a small patio at the rear (south) of the property which will enable improved surface water drainage to be installed which will protect the fabric of the listed building.

In addition to the proposed extension work, listed building consent is requested for the installation of a shower in the downstairs WC with appropriate humidistat control and external vent. Consent is also sought to remove a course of modern red construction bricks that have been used to block up a suspected inglenook fireplace, to install an ensuite bathroom in Bedroom 1 and to resite the partition wall between the very small family bathroom and Bedroom 2.

3.2 The plans provided by PJ Architectural Design show the existing layouts, floorplans and elevations and show the proposed changes with relevant dimensions and annotations.

3.3 The plans show that the proposed extension would measure 4.325 metres north to south and 4.225 metres east to west which would create an additional 18.27 square metres of floor space within the building and would also incorporate the external brick built shed into the dwelling and turn it into a boot room allowing the boiler to be resited to a more appropriate location. The proposed changes equate to a 15% increase in the footprint of the building.

3.5 The plans show the removal of a section of the southern wall in the south western corner to facilitate the incorporation of the blockwork outbuilding into the proposed design and allow for the creation of a family room. This necessitates the removal of the clay tiled single pitch roof which will be replaced with a clay tiled double pitch roof with two conservation skylights in the central pitch. All materials will be of suitable heritage design and selected to enhance and compliment the form and character of the listed building. The proposed extension necessitates the redesign of the existing garden which currently carries surface water run off straight towards the foundations of the listed building, by altering the design and layout of the garden drainage can be improved to carry this surface water away from the building and reduce damage to the fabric of the building.

PLANNING DESIGN AND ACCESS STATEMENT – CHINE FARM HOUSE, MAIN ROAD, KNOCKHOLT, KENT, TN14 7LG

3.6 As previously mentioned, there will be no alteration to the number of parking spaces available nor would there be a need to create an additional road access nor alter the existing road access which is facilitated via a well maintained private drive.

4. RELEVANT PLANNING POLICY CONSIDERATIONS

4.1 Relevant planning policy to the determination of this application is contained within the National Planning Policy Framework, (2019), the Sevenoaks Core Strategy (February 2011), the Sevenoaks Allocations and Development Management Plan (Feb 2015) and the Council's Supplementary Planning Document relating to Development in the Green Belt (2015).

National Planning Policy Framework

4.2 The application has been prepared in accordance with guidance contained within the Framework that encourages an applicant to seek early guidance from a Local Planning Authority by obtaining pre-application advice prior to applying for planning permission.

4.3 One of the key aims of the National Planning Policy Framework is to encourage housing delivery in sustainable and accessible locations. The site is within easy walking distance of the centre of Knockholt Village that is served by a regular bus service, shops, and local facilities. It is also within easy walking distance of the village School and Church. It can therefore reasonably be concluded that the site is positioned in a sustainable and accessible location.

4.4 In relation to National Green Belt policy, Section 13 of the Framework confirms what forms of development will be judged to be acceptable in principle in such locations.

4.5 Paragraph 145 provides brief guidance relating to extensions. Paragraph 145 states that "A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:[...]

(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building."

As the proposed structure does not exceed 50% of the original building it can be reasonably concluded that the guidance in Paragraph 145 is satisfied as the design is neither disproportionate nor could it be construed as being over and above the size of the original building.

Sevenoaks Core Strategy

4.6 Sevenoaks Core Strategy Policy LO8 refers to the countryside and the District's Green Belt and states that such land will be preserved in accordance with National Planning policies.

4.7 Sevenoaks Residential Extensions Supplementary Planning Document contains further guidance on the appropriate scale, form and siting of extensions within the Green Belt and as indicated in the pre-application advice, the original proposal was felt to be too intrusive and bulky and with an inappropriate roofline. The submitted plans show the altered design taking account of the advice given and the guidance within this policy document.

**PLANNING DESIGN AND ACCESS STATEMENT – CHINE FARM HOUSE, MAIN ROAD, KNOCKHOLT,
KENT, TN14 7LG**

Sevenoaks Allocations and Development Management Plan (2015)

4.8 Policy EN1 focuses on the design principles that are to be used to assess all applications and requires for all development to be of highest quality incorporating the provision of safe access and vehicle parking as necessary along with secure refuse facilities. There are no proposed changes to the already satisfactory safe access, vehicle parking or secure refuse facilities.

4.9 Policy EN2 concerns amenity protection and requires for new development to cause no harm to adjacent properties in terms of excessive noise pollution overlooking or visual intrusion. All adjacent property is in the freehold ownership of the applicant and there would be no visual intrusion or overlooking of adjacent properties from the single storey extension.

4.10 In relation to the Green Belt, Section 7 of the ADMP outlines what forms of development will be appropriate in the Green Belt and this is consistent with the National Planning Policy Framework.

4.11 Further guidance is given on “The repair, renovation, alteration and extension of a Listed Building should not be at the expense of its intrinsic value. It is important to guard against unnecessary change or over-restoration. In any change, materials should be sympathetic to those used in the original building. In particular the District Council will resist applications that result in the loss of traditional features that could be preserved.” Only appropriate heritage materials will be used in accordance with guidance and advice received from the heritage consultants ensuring that the proposed works enhance and do not detract from the Listed Building.

Development in the Green Belt Supplementary Planning Document (2015)

4.12 The Council’s SPD provides further detailed guidance concerning the interpretation of Policy GB7 relating to the reuse of buildings within the Green Belt. It specifies that the Council wishes to see at least 75% of the original structure maintained as part of a conversion project to protect its character. It also reaffirms the terms of policy GB7 by acknowledging that some extensions to buildings proposed for conversion may be acceptable, but these must not be disproportionate.

4.13 The SPD also contains guidance on previously developed land stating that in assessing such applications, the Council will expect new development to not have a greater impact than the existing development on the openness of the Green Belt. In this regard, the Council will look for replacement structures to not exceed the height of existing buildings and to not occupy a larger area of the site than existing buildings to be removed.

5. PLANNING MERITS AND CONCLUSIONS

5.1 This application has been prepared focusing on the sites position within the confines of the Green Belt and considering pre-application advice that has been received.

5.2 The application proposes the internal and external alteration of listed building and the construction of an extension.

5.3 The plans and information within this document confirm that the proposals meet current criteria and guidance and will not have a significant impact on the Green Belt, the Area of Outstanding Natural Beauty or neighbouring properties. Furthermore, there will be no additional traffic, parking requirements or vehicle use as a consequence of these proposed works.

5.4 The proposed works seek to enhance and preserve a listed building and ensure its continued occupation thus preserving its character and usage and ensuring that a localised heritage asset remains in the best possible condition.

5.5 In accordance with Policy EN5 of the ADMP development will not be permitted that have a negative impact on the character of the landscape or tranquillity. As this proposed development is only visible from within the enclosed private garden or from the air, it is not considered that these works will have a deleterious impact on the Area of Outstanding Natural Beauty.

5.6 Policy EN1 of the ADMP lays out the design principles that Sevenoaks District Council require to be met. The proposal seeks to alter a listed building and construct an extension within the Green Belt and AONB, the layout and design have been carefully considered to ensure that the changes will be as sympathetic as possible and will compliment the core building. The existing kitchen extension is not part of the fabric of the original building and has not been constructed to a sufficiently high standard to preserve the fabric of the core building. The proposed works will create an opportunity to rectify a number of concerns with the roof of the existing kitchen structure.

5.7 It is acknowledged that the terms of Policy GB7 do not permit disproportionate extensions to buildings that are proposed for conversion. This application would incorporate a modest pitched roof single storey addition to the rear (southern) side of the building. This extension would measure some 18m² in size. This does not represent a disproportionate addition to the building as a whole with having a gross external floor area at present in excess of 230m².

5.8 The modest extension would therefore comply with the terms of policy GB7 and would also comply with National and Local Planning Policy which acknowledges that the partial redevelopment of previously developed land is appropriate in the Green Belt provided what is proposed does not cause any greater harm than what exists.

5.9 Therefore, in assessing the proposed extension via either policy route, the conclusion is that the development is appropriate, and the advice given and changes sought by the Council in relation to the proposed extension that were requested at pre-application stage have been met.

5.10 With the proposal utilising the existing access and with the adjacent properties at Chine Farm Place to the east, the conversion would not cause any material harm to the residential amenities of any neighbouring property. This conclusion is further supported by the double storey nature of the existing building. It would not be highly visible from any residential property nor would it be overbearing or result in any overlooking. The layout and orientation of the building would not harm the privacy of any property.

**PLANNING DESIGN AND ACCESS STATEMENT – CHINE FARM HOUSE, MAIN ROAD, KNOCKHOLT,
KENT, TN14 7LG**

5.11 This statement provides reasoned justification as to why the modest extension to the building is acceptable and in accordance with policy. It also confirms that the design has been prepared to avoid any harm to neighbouring homes, nor is there any material negative impact on the Green Belt or the Area of Outstanding Natural Beauty.