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Proposed Garage at the rear of "The Otters", Botsom Lane, West Kingsdown, Kent, TN15 6BL: Alexander Opitz Esq.

PLANNING STATEMENT

This statement has been prepared in support of a planning proposal to erect a new detached garage at the rear of "The Otters".

"The Otters" is a new detached house that was built in part of the former grounds of "Letitia". Full Planning Permission was granted by Sevenoaks District Council for the dwelling on 27 November 2017 under reference SE/17/03130/FUL.

Planning permission had previously been sought for the dwelling to include for a detached garage in the front garden. This was refused permission by the Council on 21 September 2016 under reference SE/16/02780/FUL and the subsequent appeal was dismissed. The Appeal Inspector took the view that the proposed garage would occupy almost half the width of the plot. Due to its position it would dominate the appearance of the appeal site and would obscure views of the entrance to the property. Taken together with the narrowness of the plot and the height of the proposed dwelling, it would combine to give a cramped appearance that would be at variance with the existing character of Botsom Lane. It would conflict with Policy EN1 of the Allocations and Development Management Plan (adopted 2015) which seeks a high standard of design and amongst other matters requires proposals to respond to the scale, height, materials and site coverage of the area in which it is located.

A separate planning appeal for a new detached garage in the front garden serving "Letitia" itself was allowed by the same Appeal Inspector on 22 June 2017 under reference APP/G2245/D/17/3166581. The Inspector concluded in that particular case that the proposed garage would not give rise to any significant harm to the character or appearance of Botsom Lane and would comply with policy EN1 of the Allocations and Development Management Plan (adopted 2015) which seeks a high quality of design, policy SP1 of the Local Development Framework Core Strategy (adopted 2011) which has a similar intent and the SPD.

The rear boundary to "The Otters" partially fronts a private car parking area serving some of the properties fronting The Briars, which is a modern housing development. The parking area has individual garages belonging to some of The Briars properties around it and it also has a turning

space. My client has negotiated potential permissions to gain access from his property into the private car parking area and thence via the existing crossover into The Briars.

My client would like to construct a detached double garage at the bottom of his garden with access onto the private car parking area. This would be of a similar design to that already built at the front of Letitia.

The new garage will have walls of facing brick and a tiled roof with a pitch of $22\frac{1}{2}^{\circ}$. The ridge height will be just over 3.9 metres. It will have room for two cars. No existing trees or shrubs will be affected by the proposal. The proposal will neither have an adverse effect on the neighbourhood nor on neighbouring properties.

I respectfully request that planning permission is granted for the proposal.

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