

Application for approval of details reserved by planning permission conditions

Application number: 18/02607/FUL

Site: The Farm, Twitton Lane, Otford, Kent. TN14 5JS

Development: Demolition of existing outbuildings and detached house (buildings F, G (in part), N and O) and construction of a new house attached to the existing residential annex (building C).

Planning permission conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Work has begun.

2. Prior to the commencement of the new dwelling hereby permitted, details of the materials to be used in the construction of the external surfaces of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

The external surfaces of the new dwelling will be the same as the annex - brickwork and treated feather-edged weatherboard to match the existing cladding on the Cowshed.

3. No development shall be carried out on the land until full details of soft and hard landscaping works have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:-planting plans (identifying existing planting, plants to be retained and new planting);-a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); - details of the materials for any new hard surfacing and;-a programme of implementation. The development shall be carried out in accordance with the approved plans.

Soft Landscaping: As the areas around the new dwelling are well established, we will not have to do any new planting in order to ensure the maintenance of the area and AONB landscape. As most of the new dwelling will be situated on what was a hard standing path we will not have to remove or cut down any trees, shrubs or plants.

Attached is the Detail Survey from August 2015 (present on the planning portal as the printout is difficult to read), with details of trees and shrubs on the property.

Hard Landscaping: We plan to keep the existing drive area as it is, although once the dwelling has been completed we will make sure the hard landscaping is in good working order with repairs to any of the underlying concrete surface, and a new layer of gravel.

The new hard standing on the plans will be of concrete, to match the existing areas around the Annex.

4. Prior to the commencement of the new dwelling hereby permitted, an ecological enhancement plan shall be submitted to and approved in writing by the Local Planning Authority detailing what enhancements will be incorporated into the site. The enhancements must be implemented as approved and retained as such thereafter.

We are very lucky at The Farm as the large garden has for the most part been left to return to a 'wilding' environment, has had little or no maintenance, and no use of artificial pesticides or fertilizers. A large, wild bank runs along one side of the property, which is full of naturally seeded bushes, nettles, blackberry brambles and damson trees (see attached detail survey). This will remain untouched.

The other side of the property has a number of naturally seeded damson and greengage trees, as well as hawthorn, nettles and brambles. Our neighbour owns these, and there is no plan to change any of this on our side of the boundary.

Around the farm there are also many random wood piles, and nooks and corners where biodiversity has been flourishing, and obviously we have no plans to change any of this.

My Mother who owned the property and lived there for most of her life was a keen bird and wildlife watcher, and had erected many bird boxes and bird baths over the years. There are no plans to change any of those, except to increase them, once the work is completed.

There are also very many overgrown areas, which have developed since it stopped being a working farm at the end of the 1980s. Hence it is teeming with flora, fauna and small mammals like rabbits, many varieties of garden birds, and field and harvest mice. We have put up some bat boxes around the property to try to encourage them. We will not be touching this precious environment as a result of the new dwelling.

Once the new dwelling is complete we plan to add more boxes to encourage nesting birds, and hopefully bats, and are looking at the possibility of getting some bee hives. There are quite a few small fruit trees (apples, pears, quince, medlar) at the Farm, and we believe encouraging bees and insects will enhance the ecological footprint of the property, as well as enhance the overall environment.

In the slightly more formal part of the garden there are many rose bushes, shrubs and potted lavender, and herbs, all of which we will be keeping in the hope of attracting more insects

and butterflies. There is also a vegetable plot and raspberry canes which we will continue to use.

5. Prior to the commencement of the new dwelling hereby permitted, details of any outside lighting shall be submitted to and approved in writing by the Local Planning Authority. Despite any development order, outside lighting shall only be provided in accordance with the approved details. The development shall be carried out in accordance with the approved details.

There are no plans for any additional outside lighting.

6. Prior to the commencement of the new dwelling hereby permitted, details of the provision of an electrical vehicle charging point, including specification and location, shall be submitted to and approved in writing by the Local Planning Authority. The charging point shall be made available for use prior to the first occupation of the new dwelling and retained as such thereafter.

We will be installing EDF's chosen electrical vehicle charging point on the north facing side of the Cowshed annex. It is a 7KW Pod Point Solo 3 electric car charger.

7. The approved gate onto Twitton Lane, shall be erected before first occupation of the dwelling, and shall only open away from the Highway, set back by a minimum of 6.0m from the Highway and be maintained as such thereafter.

Although we do not use the existing gate, once the dwelling has been completed we will move it back 6 metres as specified in the conditions.

8. Prior to the commencement of the new dwelling, the buildings and structures labelled for removal on drawing 5211-PD-10 Rev D shall be demolished and all resultant materials removed from the land.

This is being done currently and will be complete by