

Planning Design & Access Statement

Erection of garden storage
shed to serve:

Maresfield
Bough Beech Road
Four Elms
Kent
TN8 7NE

By:

Mr & Mrs A Murray

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1. INTRODUCTION

- 1.1. We have been instructed by Mr & Mrs A. Murray to submit an application for Householder Planning Permission to introduce a garden storage shed on land to the south of their existing dwelling of detached two storey design at Maresfield, Bough Beech Road, Four Elms, Kent TN8 6NE.
- 1.2. This application has been prepared following a visit to the site and a review of the character and appearance of the surrounding area. Householder planning permission is required due to the proposed location of the outbuilding being forward of the principal elevation of the house and adjacent to the private driveway that serves the property.

2. THE APPLICATION SITE

- 2.1. The application property comprises a detached dwelling of two storey design located on the northern side of Bough Beech Road (B2027) in Four Elms. The site is accessed via a private driveway leading northward from Bough Beech Road.
- 2.2. In terms of relevant land allocations, the adopted Sevenoaks Allocations and Development Management Plan Proposals Map (2015) confirms that the site is positioned within the confines of the Green Belt. It is not however within an Area of Outstanding natural Beauty nor is the property located in a Conservation Area.
- 2.3. In relation to planning history, householder planning permission was granted on 14 May 2003 (SE/03/00449/FUL) for the introduction of a two-storey side extension to serve the dwelling. A copy of the Council's approval notice concerning this application can be seen in APPENDIX 1 of this statement.
- 2.4. Condition 3 of this consent required for an area of hardstanding to be provided for at least two parking spaces for the dwelling prior the extension being completed. The reason for this was to ensure that onsite parking would be provided in accordance with the Council's adopted standards.
- 2.5. The dwelling is served by a private garden to the rear and south of the house. A modest summer house and green house outbuilding is positioned in the northwest corner of the plot (within the rear garden). This building is proposed to be removed to make way for the new home office outbuilding which is the subject of a separate Certificate of Lawfulness application which is also being submitted. There is not an over-proliferation of outbuildings on the land.

3. THE PROPOSAL

- 3.1. The application seeks householder planning permission to introduce a modest storage shed/outbuilding adjacent to the existing oil tank serving the house.
- 3.2. The proposed outbuilding would be located to the south of the existing dwelling, and forward of its principal elevation. Here it would be tucked away behind an existing hedgerow adjacent to the private drive that serves Maresfield and the neighbouring property. The proposed outbuilding is modest in size with it measuring some 20m² (externally). There are no other sheds positioned on the land that provide suitable storage needs for the applicants in association with their home and maintenance of their garden.
- 3.3. As detailed on the plans provided by Crofton Design Services the outbuilding would including a facing brick work plinth and would be horizontally timber clad. Its design incorporates roof tiles to match the existing house. It would comprise a functional domestic storage building with no windows etc but would be accessed by a double doorway on its front elevation and a single doorway on the rear elevation.

4. RELEVANT PLANNING POLICY CONSIDERATIONS

4.1. Relevant planning policy to the determination of this application comprises that contained within the National Planning Policy Framework (2019) along with those contained within the Sevenoaks Core Strategy (2011), the Sevenoaks Allocations & Development Management Plan (2015) and the Council's supplementary planning document relating to development within the Green Belt (2015).

Sevenoaks Core Strategy (2011)

4.2. Policy L08 of the Core Strategy refers to the countryside and rural economy and requires for all new development to conserve the Green Belt and the District's Areas of Outstanding Natural Beauty.

Sevenoaks Allocations & Development Management Plan (2015)

4.3. Policy EN1 seeks for all new development to be of high-quality having regard to the character and appearance of the surrounding area and Policy EN2 expects for all new development to not harm residential amenity.

4.4. In terms of residential outbuildings within the Green Belt, Policy GB3 is to be read in conjunction with the Council's supplementary planning document concerning development within the Green Belt. This states that outbuildings located more than 5m from the existing dwelling will be approved where the building, including the cumulative impact of other outbuildings and extensions within the curtilage of the dwelling will be ancillary to the main dwelling in terms of function and design and will not materially harm the openness of the Green Belt to excessive bulk or visual intrusion.

- 4.5. The supplementary planning document provides further guidance with this requiring for outbuildings to be restricted to 40 m² in size when measured externally. Any such outbuildings must be used for purposes incidental to the enjoyment of the dwelling in question.
- 4.6. ***Sevenoaks Residential Extensions Supplementary Planning Document (2009)***
- 4.7. Section 3 of the Council's Supplementary Planning Guidance includes advice in relation to outbuildings within the Green Belt. The policy states that outbuildings should not impact detrimentally on the space surrounding buildings and must be limited in scale and clearly ancillary to the property.
- 4.8. The Guidance states that within the Green Belt an outbuilding must not exceed 40m² in size.
- 4.9. The guidance also specifies that outbuildings should be well designed in relation to the dwelling and should not compete with the main house.
- 4.10. Section 4 provides further advice in relation to proposals for outbuildings where these require planning consent. This repeats that any outbuildings should appear ancillary to the property and should fit well within the street scene preventing a detrimental impact on neighbouring homes.
- 4.11. The guidance specifies that the garages should not generally be located in front of the building line and the reason for this is to ensure that outbuildings do not impact on the street scene.

5. PLANNING MERITS AND CONCLUSIONS

- 5.1. The proposed storage shed building requires planning consent with it being positioned forward of the principal elevation of Maresfield. The outbuilding has been designed in order to comply with the terms of Green Belt policy with the proposed building not exceeding 40m² in size. The storage building would have a total external floor area of 20m².
- 5.2. The outbuilding has been designed to have a domestic functional appearance to meet the residential storage needs of the applicant. It would have a subordinate appearance to the main house whilst utilising materials that complement the existing dwelling.
- 5.3. It is acknowledged that the Councils guidance normally looks to avoid outbuildings forward of the front of existing houses so that they do not visually compete with an existing dwelling or the street scene. However, here the property is set well back from the street scene within Bough Beech Road with it accessed via a private driveway. In its proposed location, the outbuilding would be tucked away behind an existing hedgerow and adjacent to an oil tank.
- 5.4. In this position, it would free up the remaining garden to the west and south of the dwelling for the applicant's enjoyment and the proposed siting therefore represents the most sensitive location for the storage building to be introduced as a result.
- 5.5. It is acknowledged that the terms of the permission to extend the existing house (that has been implemented and completed) required for two parking spaces to be retained on site to meet the parking needs of the house.
- 5.6. The plans provided by Crofton Design therefore demonstrate that sufficient space would remain available on the driveway to accommodate two private motor vehicles.

- 5.7. The proposed outbuilding would be sited well away from any neighbouring property and will not therefore cause harm to amenity.

- 5.8. Taking these material considerations into account, the proposal represents an appropriate form of development in the Green Belt and accords with the terms of all relevant planning policy and guidance.

- 5.9. It is therefore requested for householder planning permission to be granted.