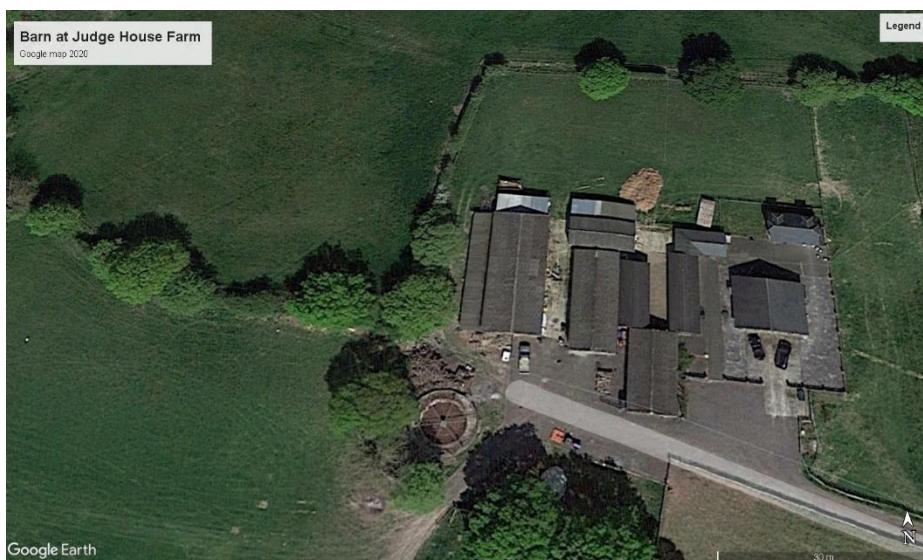




Design Access and Planning Statement

Project Location:

**Barn at Judge House Farm
Woodcock Lane
Grafty Green
Maidstone
Kent
ME17 2AY**



18th January 2022

Client: Mr. A. Dean

Document Title: Design, Access, and Planning Statement

Local Planning Authority: Maidstone Borough Council

Parish: Boughton Malherbe

Our Ref: 1854

Proposal: Proposed Conversion of Redundant Agricultural Building into a Single Detached Residential Dwelling, with Integral Home Working Office Space, Amenity Garden and Parking

Issue	Revision	Description	Date
1	0	Draft to Client -	19/01/2022
2	1	Final for Issue	20/01/2022

Copyright ©Price Whitehead Co. Ltd, trading as Price Whitehead. All rights reserved.

No part of this report may be copied or reproduced by any means without prior written permission from Price Whitehead Co. Ltd. If you have received this report in error, please destroy all copies in your possession or control.

This report has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by Price Whitehead Co. Ltd, no other party may use, make use of, or rely on the contents of this report. No liability is accepted by Price Whitehead Co. Ltd for any use of this report, other than for the purposes for which it was originally prepared and provided.

Opinions and information provided in the report are on the basis of Price Whitehead Co. Ltd using due skill, care, and diligence in the preparation of the same, and no warranty is provided as to their accuracy.

Our work is undertaken on the understanding that nothing in the final report will be omitted, amended, or misrepresented by the client or any other interested party. This report and its contents remain the property of Price Whitehead Co. Ltd until payment has been made in full.

1.0 Contents

		Page No.
2.0	Instructions	4
3.0	Site Location	4
4.0	Proposal and Background Information	4-6
5.0	Design Statement	7-8
6.0	Access Statement	8-9
7.0	Planning Statement	9-12
8.0	Conclusions	12-13
9.0	Caveats	13
10.0	Appendices	13+

2.0 Instructions

2.1 Price Whitehead is instructed to prepare and submit a full planning application for the conversion of an agricultural building to a residential dwelling on behalf of Mr. Alan Dean, who is the Applicant and property owner for this proposal.

2.2 This proposed building is located on the Applicant's property, known as Judge House Farm in Grafty Green.

3.0 Site Location

3.1 Judge House Farm is situated in the parish of Boughton Malherbe, which includes Grafty Green and Sandway.

3.2 The village of Grafty Green is situated off the main Headcorn Road, with Headcorn to the south-west, and the county town of Maidstone north-west.

3.3 Nearby amenities within the village include a pub, Church, and village hall.

3.4 The nearest bus stop is 0.3 miles from the proposal site, which is an approximate 6-minute walk.

3.5 The site comprises a mix of farm buildings that have full planning approval to be replaced with barn style dwellings, other former agricultural buildings that have been converted, as well as houses nearby. All are surrounded by farmland, largely managed under pasture and livestock systems.

3.6 This site has existing well established access to the highway, which passes the original farmhouse and a hamlet of buildings. It is these buildings that have full approval for conversion into residential dwellings under consent 21/504099. These buildings are reached before the subject building along the farm road.

3.7 There is no hedge defining the site, nor any key trees. Boundary treatments to the adjacent farm buildings comprise stock fencing. However, there are tree and hedge lined boundaries to the adjoining fields nearby (south and west).

4.0 Proposal & Background Information

4.1 Prior approval for the conversion of three of the existing agricultural buildings on the site to 3No. dwellings, in accordance with application reference 20/501693/PNQCLA has been achieved. This has since been replaced with full approval for the replacement of these buildings to high quality barn style replacement dwellings, using the same footprints as before. This was approved in accordance with application 21/504099.

4.2 The present planning application proposes the conversion of the adjacent, redundant agricultural building into a single detached dwelling. This will complement the existing approved housing within the site.

4.3 The proposed conversion will not increase the barn footprint, which will actually reduce as part of this scheme. The existing lean-tos on the west and north elevations will be removed, and these areas will form parts of the amenity garden as shown in plan ref 1845 D04 Proposed Site Plan.

4.4 The proposal provides a live/work environment, which allows the occupants to have adequate space for home working, which has become common since the Covid pandemic, and will also aid minimal traffic increases at this site, adding to the overall sense of privacy, amenity and tranquillity at Judge House Farm.

4.5 The following frames show the existing subject agricultural building at Judge House Farm.

The front elevation of the existing barn showing a substantial and well-constructed concrete portal frame with lower blockwork walls and upper fibre cement wall cladding.



The image below showing the lean-to to the western elevation, which is to be removed. The removal of this will enhance the root protection zones to existing trees and hedges that are located along the western boundary of the site.



The lean-to at the rear/northern elevation is to be removed as part of this proposal also.



5.0 Design Statement

5.1 The proposed conversion provides a spacious detached barn style dwelling with an integral substantial live/work area, and the following accommodation:

- Ground floor:
 - Hallway
 - Utility room
 - Open plan lounge/dining area/ kitchen
 - Master bedroom suite with en-suite shower room and dressing room. This room also ensures that the property meets lifetime homes criteria in this regard.
 - Bedroom 2
 - Bedroom 3
 - Family bathroom
- First Floor
 - Bedroom 4 with en-suite and under eaves storage
 - Bedroom 5 with en-suite and under eaves storage.
 - Galleried home-working office space with ample eaves storage.

5.1.2 The proposed configuration provides future occupants with a private, secure amenity area and parking, and ensures there is no harmful overlooking to the approved dwellings that will be located to the east of the subject barn. This is achieved by careful placement of new windows and doors.

5.1.3 The scheme ensures that the twentieth century agricultural character of the building is maintained in terms of bulk and form, whilst providing detailing that will enhance the landscape through better external material choice, providing a high-quality dwelling for occupants.

5.2 Materials

5.2.1

- Roof – Slate covering with a 21-degree roof pitch.
- Walls - Lower rendered and painted (white) walls, with a vertical and horizontal timber 'hit and miss' boarding, and also weatherboarding, both in black/dark stain colour.
- Windows – Velux Conservation rooflight over bedrooms 4 and 5 and galleried office space, and double-glazed uPVC in dark colour.
- Doors - Double glazed uPVC French and bi-folding doors to the rear garden, part glazed door to the side into the utility room and contemporary solid door with fixed glazed side panel.

5.2.2 The materials chosen, have been selected to complement the existing approved scheme for the adjoining development as well as with the enhancement of the wider landscape setting in mind.

5.3 Landscape

5.3.1 The surrounding amenity garden to the property will have post and rail fencing with stock netting to provide a safe area for children and pets. The removal of the lean too adjacent to the trees on the west of the site will ensure the future longevity of the trees due to the additional light, rainfall and 'opening up' of the area, as well as protection of root protection.

5.3.2. Within the barn curtilage, the parking and hardstanding is to be free draining, with a top surface dressing of stone chip.

5.3.3 Patio areas will comprise stone and brick pavers.

5.3.4 The proposal will enhance the overall landscape quality of the area and enhance biodiversity by introducing bat and bird boxes, positioned on the exterior of the completed barn.

5.3.5 Bicycle storage is provided within the amenity garden area as shown within plan reference 1854 D04 Proposed Site Plan complying with policy requirements in this regard also.

5.4 Dimensions

5.4.1 The proposed property complies with local and national spatial standards as shown within the form accompanying this application.

5.4.2 The footprint for this proposal is reduced by the removal of the two lean-too's to the side (West) and rear (north).

5.4.3 The proposed gross internal floor area (GIFA) will be 312m² (ground and first-floor areas)

5.4.4 Plot size – 910 square metres

5.4.5 Site Area (to include the access track)- The site extends to 0.18 hectares (1813 sq. metres)

5.4.6 The height of the barn is 3.89m to eaves, and 6.05m to ridge, which will not change, as shown in plans reference 1854 D02 Existing Floor Plan and Elevations, and 1854 D03 Rev 1 Proposed Floor Plan and Elevations.

6.0 Access Statement

6.1 No new vehicular access will be required for this proposal. The existing site access will be maintained and used, serving the approved barn development, this proposal and the surrounding farmland that the Applicant also owns which he will continue to manage.

6.2 The proposed dwelling is accessed via the concrete farm access track.

6.3 Parking spaces for 2No. cars will be provided at the front of each property, with turning space within the immediate curtilage, which complies with KCC and local Parking Standards for residential dwellings.

6.4 Furthermore, in compliance with the UK Governments 'Road to Zero' strategy, there will also be an electric vehicle charging point provided, as shown in plan ref: 1854 D04 Rev 1 Proposed Site Plan

6.5 Principal pedestrian entrances into the proposed dwelling will have level thresholds and W.c facilities complying with accessibility requirements. The scheme also provides bedroom and bathroom space at ground floor ensuring that the proposed barn confirms to lifetime home specification. These features ensure compliance with DDA and Part M of Building Regulations.

6.6 It is noted that there is a public right of way (KH484), which runs along the access track within the farm and the applicant's ownership. However, this diverts to a further field before reaching this site, therefore not affected by this proposal. It is noteworthy that the applicant has submitted an application to divert the PROW and confirmed herein that this that proposal does not affect this application.

7.0 Planning Statement

7.1 Site Planning History:

- Prior Notification for proposed change of use of 3no. agricultural buildings into 3no. residential dwellings and for associated operational development. For it's prior approval to: - Transport and Highways impacts of the development - Contamination risks on the site - Flooding risks on the site - Noise impacts of the development - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change as proposed - Design and external appearance impacts on the building.

Ref. No: 19/504947/PNQCLA | Status: Prior Approval Refused

- Prior Notification for proposed change of use of agricultural buildings to 3no. dwellinghouses (Class C3) and associated operations development. For it's prior approval to: - Transport and Highways impacts of the development - Contamination risks on the site - Flooding risks on the site - Noise impacts of the development - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change as proposed - Design and external appearance impacts on the building.

Ref. No: 20/501693/PNQCLA | Status: Prior Approval Granted

- Replacement of 3(no) barns (approved conversion under application: 20/501693/PNQCLA) with 3(no) dwellings.

Ref. No: 21/504099/FULL | Status: Approved

7.2 Planning Constraints

7.2.1 The following planning constraints are identified as relevant to this proposal:

- There is a public right of way running alongside the existing access road, however this diverts away before the proposal site. See map in appendix. We understand that the applicant has submitted a request to divert this public right of way. The new location will not be affected by this proposal.
- The site is not within Flood risk zone 2 or 3. See map in appendix.
- There is a listed building to the east, Judge House Farmhouse. This is protected visually by a row of mature trees and physically separated from the proposed scheme by other buildings. The distance of the proposed site from the listed asset does not give rise to any harmful impact to the listed building or its setting. The proposed alterations within the scheme, use of materials and detailing will further enhance the wider landscape setting surrounding the listed building, which is considered a significant benefit to the listed setting. No harm will result to the asset from this proposal.
- The site is not within a conservation area, AONB or site of archaeological importance.
- The proposal lies outside of, but near to an area designated as falling within in a SSSI (see map in appendix). The status of the SSSI relates to the potential discharge of water or liquid waste for more than 20m³, which could flow into the SSSI. This was not recognised as an issue with environmental consideration in the case for the already approved replacement dwellings.

7.3 Planning Policy

7.3.1 Local Policies that support this type of development have been explored, particularly those within the context of the Local Plan. These are detailed below.

Maidstone Borough Council Local Plan 2017

- Policy SP17 Countryside (see appendices)
- Policy DM1 Principles of good design (see appendices)
- Policy DM2 Sustainable design (see appendices)
- Policy DM5 Developments on Brownfield Sites
- Policy DM23 Parking Standards
- Policy DM30 Design Principles in the Countryside
- Policy DM31 Conversion of rural buildings
- Policy DM35 Live-Work units
- Supplementary guidance for Residential parking – Kent Design Guide review.

In response to these policies:

- The existing building enjoys lawful use, the conversion into a dwelling will not increase the footprint of the existing building but will result in a net reduction of built form by the removal of two attached lean-to structures.
- The proposed changes would not be more obtrusive in the landscape than the existing. Indeed, there would be much improvement in the use of better quality materials and the removal of the

2No. lean-to's, which will enhance the setting and improve ground conditions for the existing trees alongside the site.

- The proposed conversion provides a superior housing development scheme that will produce a high-quality barn style dwelling at this site using the footprint of the existing built form and introducing ecological enhancements. The result will be aesthetic improvement and better accommodation provision, space, and flow within the dwelling for residents.
- The proposed conversion has been designed to maintain the agricultural barn style and ensure the retention of the aesthetic in the locality, whilst providing a pleasant residential dwelling.
- No increase in height is proposed.
- The conversion of the barn ensures the retention of the rural outlook and also the future use of the site to suit future housing needs in the local area, and which compliments the surrounding approved uses.

7.3.1.2 Specifically in response to **DM5**, the proposed scheme will adhere with this policy, as the site is not of high environmental value and the density proposed reflects the character and appearance of the individual locality. The proposal also represents significant environmental improvement to the approved scheme given the design materials, and landscaping measures proposed. The access to local service centre of Grafty Green with pub, general store and bus connections approximately 800m away ensures that this location is sustainably accessible for future occupants. This being a live-work proposal also ensures that transport is not relied upon.

7.3.1.3 The proposal complies with parking standards contained within **DM23** and also provides for bicycle storage for each unit.

7.3.1.4 Policy **DM30** covers design principles in the countryside, which this scheme fully adheres with, and will provide a high-quality development within this proposed conversion.

7.3.1.5 This proposal for the conversion of a rural building requires compliance with **DM31** and **DM35**.

- The existing building is of sound construction and can be converted using sympathetic materials, designed to create a dwelling that maintains the character of the countryside in this locality.
- The existing building has established hard standing area that will be reutilised to provide carparking which will be maintained for private use by the occupant.
- The removal of the lean too's will enhance the area proposed for amenity garden.
- A post and rail fence is proposed for the amenity garden boundary.
- The building currently sits immediately adjacent to a site approved for new housing and so the proposed conversion will complement this, and ensure that no nuisance from a retained agricultural activity impacts residential amenity, particularly in terms of noise, smell, dust or loss of privacy.

7.3.2 National Planning Policy Framework

7.3.2.1 Paragraphs 124 to 132 have been considered in this proposal as the design has been guided by this policy to ensure that the elements create a better place to live for future inhabitants. This proposal provides modern elements whilst maintaining the traditional design and style of the existing building, to create a harmonious development alongside other approved dwellings.

7.4 Comparable Planning Cases within the Borough and Wider Region

7.4.1 Maidstone Borough Council (MBC)

Comparable precedent for the conversion of a rural building has been well established in Kent, including within Maidstone Borough Council:

- 19/505149/FULL – Hill Farm Barn, Ulcombe – Conversion of Barn to a single dwelling and stable into annex and extension – Application approved.
- 19/503633/FULL – Ewell Manor West Farleigh – Conversion of barn to a single dwelling including rebuilding of attached wall. - Approved
- 17/501784/FULL – Channing Farm Barn, Dunn Street Road, Bredhurst -Proposed barn conversion to dwelling with small extension. This was approved.
- 15/509598/FULL and 15/509599/LBC – Colleys Cottage, Badlesmere – Extension to house and barn conversion. – This was approved in 2017.
- 07/01316 – Frith Hall Barn, Dean Street, East Farleigh – Barn conversion to single residence and erection of a detached garage - Approved

7.4.2 These confirm that the proposed application is line with Borough decisions in recent years and that the scheme herein is supportable alongside these previous decisions.

8.0 Conclusions

8.1 This application is for the conversion off a single barn into 1No. residential dwelling, which will provide a lifetime home and also live-work or home working facility meeting modern employment requirements following the pandemic.

8.2 The proposal results in creating a smaller built footprint than that which exists at present, through the removal of lean-to extensions.

8.3 The scheme offers overall improvement in landscape, design, and materials terms and will contribute to the wider landscape setting of the area and its biodiversity.

8.4 The proposal has been demonstrated to adhere with key local and national planning policies and is supported by comparable case law also.

8.5 The proposed dwellings will not give rise to any harm to the surrounding outlook or amenity of neighbouring property occupiers, nor to wildlife or biodiversity.

8.6 For all these reasons, we invite the LPA to support this application.

9.0 Caveats

9.1 The statement is provided on behalf of Mr. Alan Dean and is produced for the specific purpose of providing a Design, Access & Planning Statement in connection with a planning application.

9.2 No responsibility whatsoever is accepted to any person other than the Applicant. The details are for planning consideration purposes.


10.0 Appendices

Flood map

GOV.UK Flood map for planning

BETA This is a new service – your [feedback](#) will help us to improve it.

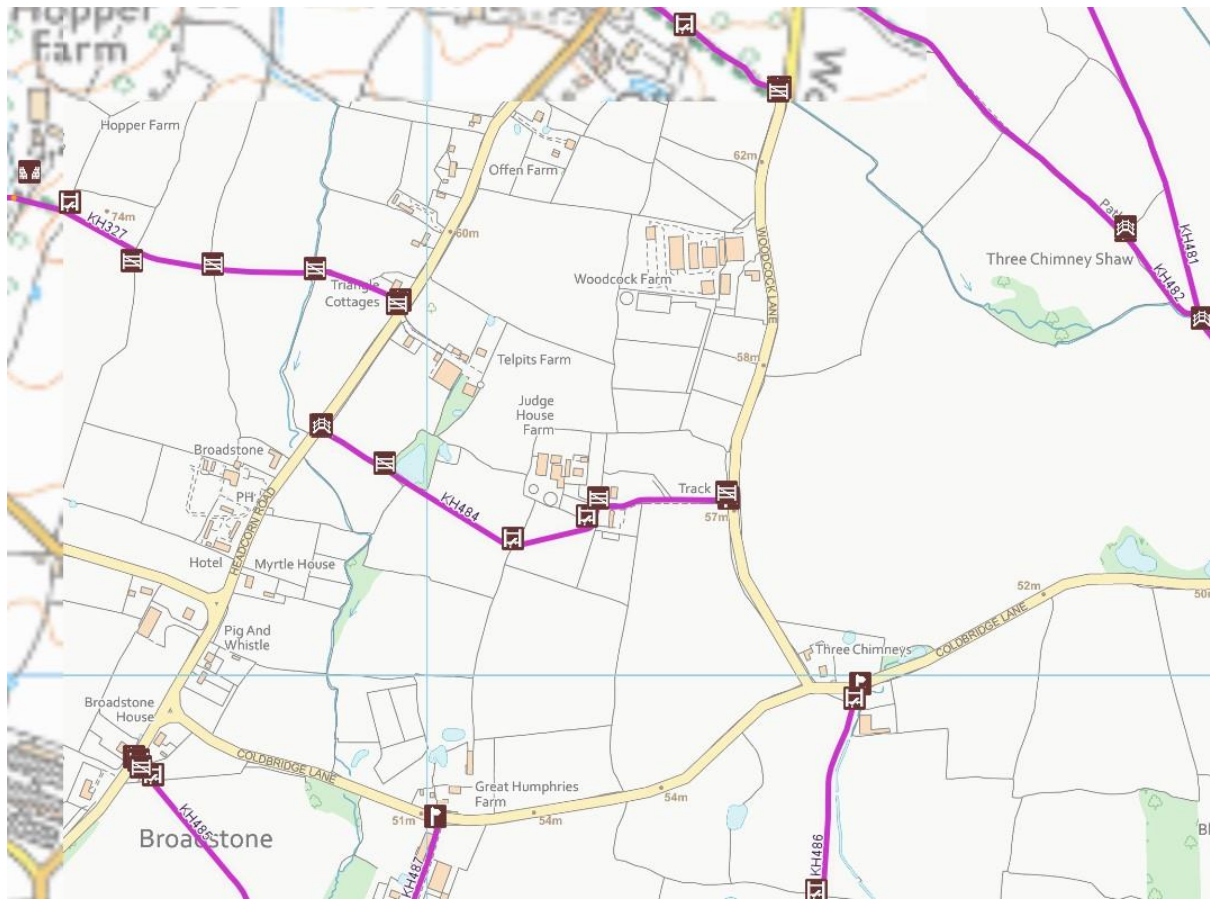
Likelihood of flooding in this area

You can move the marker  on the map to identify a specific location.
Alternatively draw a shape to identify an approximate site boundary.

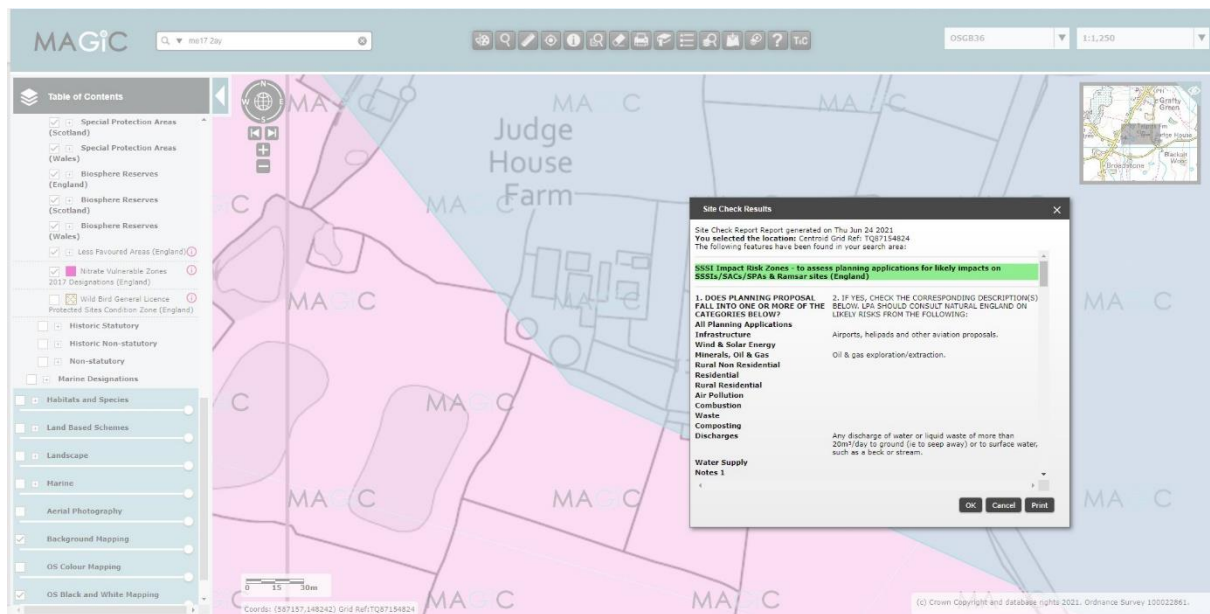
[How to draw a shape](#) Download printable map (PDF)

Map interface showing: Move marker, Draw Shape, Delete, Full screen, Selected location, Flood zone 3, Areas benefiting from flood defences, Flood zone 2, Flood zone 1, Flood defence, Main river, Flood storage area, Ordnance Survey, 50m scale bar.

Public Right of Way map



Planning map



Maidstone Borough Local Plan 2017

Policy SP17 The Countryside states:

“The countryside is defined as all those parts of the plan area outside the settlement boundaries of the Maidstone urban area, rural service centres and larger villages defined on the policies map.

1. Development proposals in the countryside will not be permitted unless they accord with other policies in this plan, and they will not result in harm to the character and appearance of the area.

2. Agricultural proposals will be supported which facilitate the efficient use of the borough's significant agricultural land and soil resource provided any adverse impacts on the appearance and character of the landscape can be appropriately mitigated.

3. Great weight should be given to the conservation and enhancement of the Kent Downs Area of Outstanding Natural Beauty.

4. Proposals should not have a significant adverse impact on the settings of the Kent Downs Area of Outstanding Natural Beauty or the High Weald Area of Outstanding Natural Beauty.

5. The Metropolitan Green Belt is shown on the policies map and development there will be managed in accordance with national policy for the Green Belt.

6. The distinctive landscape character of the Greensand Ridge, the Medway Valley, the Len Valley, the Loose Valley, and the Low Weald, as defined on the policies map, will be conserved, and enhanced as landscapes of local value.

7. Development in the countryside will retain the separation of individual settlements.

Account should be taken of the Kent Downs Area of Outstanding Natural Beauty Management Plan and the Maidstone Borough Landscape Character Guidelines Supplementary Planning Document”.

Policy DM1 states:

“Proposals which would create high quality design and meet the following criteria will be permitted:

i. Create designs and layouts that are accessible to all, and maintain and maximise opportunities for permeability and linkages to the surrounding area and local services;

ii. Respond positively to, and where possible enhance, the local, natural, or historic character of the area. Particular regard will be paid to scale, height, materials, detailing, mass, bulk, articulation, and

site coverage - incorporating a high quality, modern design approach and making use of vernacular materials where appropriate.

iii. Create high quality public realm and, where opportunities permit, provide improvements, particularly in town centre locations;

iv. Respect the amenities of occupiers of neighbouring properties and uses and provide adequate residential amenities for future occupiers of the development by ensuring that development does not result in, or is exposed to, excessive noise, vibration, odour, air pollution, activity, or vehicular movements, overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties.

v. Respect the topography and respond to the location of the site and sensitively incorporate natural features such as trees, hedges, and ponds worthy of retention within the site. Particular attention should be paid in rural and semi-rural areas where the retention and addition of native vegetation appropriate to local landscape character around the site boundaries should be used as positive tool to help assimilate development in a manner which reflects and respects the local and natural character of the area;

vi. Provide a high-quality design which responds to areas of heritage, townscape and landscape value or uplifts an area of poor environmental quality.

vii. Orientate development, where possible, in such a way as to maximise the opportunity for sustainable elements to be incorporated and to reduce the reliance upon less sustainable energy sources;

viii. Protect and enhance any on-site biodiversity and geodiversity features where appropriate, or provide sufficient mitigation measures;

ix. Safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access;

x. Create a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour;

xi. Avoid inappropriate new development within areas at risk from flooding, or mitigate any potential impacts of new development within such areas whereby mitigation measures are integral to the design of buildings;

xii. Incorporate measures for the adequate storage of waste, including provision for increasing recyclable waste;

xiii. Provide adequate vehicular and cycle parking to meet adopted council standards; and

xiv. Be flexible towards future adaptation in response to changing life needs.

Account should be taken of Conservation Area Appraisals and Management Plans, Character Area Assessments, the Maidstone Borough Landscape Character Guidelines SPD, the Kent Design Guide and the Kent Downs Area of Natural Beauty Management Plan.”

Policy DM2 – Sustainable Design

“1. New dwellings, where technically feasible and viable, should meet the Building Regulations optional requirement for tighter water efficiency.

2. Non-residential development, where technically feasible and viable, should meet BREEAM Very Good including addressing maximum water efficiencies under the mandatory water credits.

3. In order to maximise carbon efficiency, all homes will be required to meet the strengthened on-site energy performance standards of Building Regulations.

4. Proposals for new non-domestic buildings should achieve BREEAM Very Good for energy credits where technically and financially viable.

5. Should BREEAM be replaced, or any national standards increased, then this requirement will also be replaced by any tighter standard appropriate to the borough.”

Kent Design Guide Review – Residential Parking

GUIDANCE TABLE FOR RESIDENTIAL PARKING

LOCATION	CITY/TOWN CENTRE	EDGE OF CENTRE	SUBURBAN	SUBURBAN EDGE/VILLAGE/RURAL
ON-STREET CONTROLS	On-street controls preventing all (or all long stay) parking	On-street controls, residents' scheme and/or existing saturation (Note 3)	No, or very limited, on-street controls	No on-street controls, but possibly a tight street layout
NATURE OF GUIDANCE	MAXIMUM (Note 1)	MAXIMUM	MINIMUM (Note 6)	MINIMUM (Note 6)
1 & 2 BED FLATS	1 space per unit	1 space per unit	1 space per unit	1 space per unit
FORM	Controlled (Note 2)	Not allocated	Not allocated	Not allocated
1 & 2 BED HOUSES	1 space per unit	1 space per unit	1 space per unit	1.5 spaces per unit
FORM	Controlled (Note 2)	Allocation possible	Allocation possible	Allocation of one space per unit possible
3 BED HOUSES	1 space per unit	1 space per unit	1.5 spaces per unit	2 independently accessible spaces per unit
FORM	Controlled (Note 2)	Allocation possible	Allocation of one space per unit possible	Allocation of one or both spaces possible
4+ BED HOUSES	1 space per unit	1.5 spaces per unit	2 independently accessible spaces per unit	2 independently accessible spaces per unit
FORM	Controlled (Note 2)	Allocation of one space per unit possible	Allocation of both spaces possible (Note 7)	Allocation of both spaces possible (Note 7)
ARE GARAGES ACCEPTABLE? (Note 4)	Yes, but with areas of communal space for washing etc.	Yes, but not as a significant proportion of overall provision	Additional to amount given above only	Additional to amount given above only
ADDITIONAL VISITOR PARKING (Note 5)	Public car parks	Communal areas, 0.2 per unit maximum	On-street areas, 0.2 per unit	On-street areas, 0.2 per unit

NOTES

- Reduced, or even nil provision is encouraged in support of demand management and the most efficient use of land.
- Parking/garage courts, probably with controlled entry.
- Reduced, or even nil provision acceptable for rented properties, subject to effective tenancy controls.
- Open car ports or car barns acceptable at all locations, subject to good design.
- May be reduced where main provision is not allocated. Not always needed for flats.
- Lower provision may be considered if vehicular trip rate constraints are to be applied in connection with a binding and enforceable Travel Plan.
- Best provided side by side, or in another independently accessible form. Tandem parking arrangements are often under-utilised.

DM5 states:

Development on brownfield land

1. Proposals for development on previously developed land (brownfield land) in Maidstone urban area, rural service centres and larger villages that make effective and efficient use of land and which meet the following criteria will be permitted: i. The site is not of high environmental value; and ii. If the proposal is for residential development, the density of new housing proposals reflects the character and appearance of individual localities and is consistent with policy DM12 unless there are justifiable planning reasons for a change in density.

2. Exceptionally, the residential redevelopment of brownfield sites in the countryside which are not residential gardens and which meet the above criteria will be permitted provided the redevelopment will also result in a significant environmental improvement and the site is, or can reasonably be made, accessible by sustainable modes to Maidstone urban area, a rural service centre or larger village.

DM23 states

Parking standards

1. Car parking standards for residential development (as set out in Appendix B) will: i. Take into account the type, size and mix of dwellings and the need for visitor parking; and ii. Secure an efficient and attractive layout of development whilst ensuring that appropriate provision for vehicle parking is integrated within it.

2. Vehicle parking for non-residential uses will take into account: i. The accessibility of the development and availability of public transport; ii. The type, mix and use of the development proposed; iii. The need to maintain an adequate level of car parking within town centres to ensure that viability of the centres is not compromised; and iv. Whether development proposals exacerbate on street car parking to an unacceptable degree.

3. Cycle parking facilities on new developments will be of an appropriate design and sited in a convenient, safe, secure, and sheltered location. 4. New developments should ensure that proposals incorporate electric vehicle charging infrastructure. A Parking Standards Supplementary Planning Document will be produced to expand on how the policy will be implemented.

DM 30 states

Design principles in the countryside

Outside of the settlement boundaries as defined on the policies map, proposals which would create high quality design, satisfy the requirements of other policies in this plan, and meet the following criteria will be permitted:

- i. The type, siting, materials and design, mass and scale of development and the level of activity would maintain, or where possible, enhance local distinctiveness including landscape features;*
- ii. Impacts on the appearance and character of the landscape would be appropriately mitigated. Suitability and required mitigation will be assessed through the submission of Landscape and Visual Impact Assessments to support development proposals in appropriate circumstances;*
- iii. Proposals would not result in unacceptable traffic levels on nearby roads; unsympathetic change to the character of a rural lane which is of landscape, amenity, nature conservation, or historic or archaeological importance or the erosion of roadside verges;*
- iv. Where built development is proposed, there would be no existing building or structure suitable for conversion or re-use to provide the required facilities. Any new buildings should, where practicable, be located adjacent to existing buildings or be unobtrusively located and well screened by existing or proposed vegetation which reflect the landscape character of the area; and v*
- v. Where an extension or alteration to an existing building is proposed, it would be of a scale which relates sympathetically to the existing building and the rural area; respect local building styles and materials; have no significant adverse impact on the form, appearance or setting of the building, and would respect the architectural and historic integrity of any adjoining building or group of buildings of which it forms part. Account should be taken of the Kent Downs AONB Management Plan and the Maidstone Borough Landscape Character Guidelines SPD.*

Policy DM 31 Conversion of rural buildings states

1. Outside of the settlement boundaries as defined on the policies map, proposals for the re-use and adaptation of existing rural buildings which meet the following criteria will be permitted:

- i. The building is of a form, bulk, scale and design which takes account of and reinforces landscape character;*
- ii. The building is of permanent, substantial and sound construction and is capable of conversion without major or complete reconstruction;*
- iii. Any alterations proposed as part of the conversion are in keeping with the landscape and building character in terms of materials used, design and form;*
- iv. There is sufficient room in the curtilage of the building to park the vehicles of those who will live there without detriment to the visual amenity of the countryside; and*

v. No fences, walls or other structures associated with the use of the building or the definition of its curtilage or any sub-division of it are erected which would harm landscape character and visual amenity.

2. In addition to the criteria above, proposals for the re-use and adaptation of existing rural buildings for commercial, industrial, sport, recreation or tourism uses which meet the following criteria will be permitted:

i. The traffic generated by the new use would not result in the erosion of roadside verges, and is not detrimental to the character of the landscape;

ii. In the case of a tourist use, the amenity of future users would not be harmed by the proximity of farm uses or buildings; and

iii. In the case of self-catering accommodation a holiday occupancy condition will be attached, preventing their use as a sole or main residence.

3. Proposals for the re-use and adaptation of existing rural buildings for residential purposes will not be permitted unless the following additional criteria to the above are met:

i. Every reasonable attempt has been made to secure a suitable business re-use for the building;

ii. Residential conversion is the only means of providing a suitable re-use for a listed building, an unlisted building of quality and traditional construction which is grouped with one or more listed buildings in such a way as to contribute towards the setting of the listed building(s), or other buildings which contribute to landscape character or which exemplify the historical development of the Kentish landscape; and

iii. There is sufficient land around the building to provide a reasonable level of outdoor space for the occupants, and the outdoor space provided is in harmony with the character of its setting.

Policy DM 35 Live-work units states:

1. The construction of new-build live-work units will be restricted to the defined urban area and settlement boundaries of the rural service centres and larger villages. New-build live-work units outside of the settlement boundaries as defined on the policies map will not be permitted.

2. Proposals for the conversion of rural buildings to employment generating uses with ancillary living accommodation which meet the following criteria will be permitted:

i. The building is of a form, bulk and general design which is in keeping with its rural surroundings;

ii. The building is of permanent, substantial and sound construction and is capable of conversion without major or complete reconstruction;

iii. Any alterations proposed as part of the conversion are in keeping with the rural character of the building in terms of detailed design, form and materials;

iv. There is sufficient room in the curtilage of the building to park the vehicles of those who will live there without detriment to the visual amenity of the countryside;

v. No fences, walls or other structures associated with the use of the building or the definition of its curtilage or any sub-division of it are erected which would harm the visual amenity of the countryside;

vi. The proposals are well related to the existing road network with direct access off a public road, and will not require construction of a new long track to serve the building;

vii. The proposals will not create conditions prejudicial to highway safety;

viii. The building is not situated in an isolated location, relative to local services such as shops, schools and public transport;

ix. The domestic curtilage is minimal, unobtrusive and capable of being screened;

x. The building is of sufficient size to accommodate a genuine business use and that any residential accommodation will be ancillary to that use; The workspace element of the conversion should comprise at least 30% of the total floorspace; and

xi. The development is not situated in the farmyard of a working farm where conversion would prejudice the future operation of a farming business. 3. The council will impose a condition prohibiting occupation of the living accommodation until after the works necessary for the establishment of an employment generating use have been completed. The council will also impose a condition which retains the workspace