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Design and Access Statement.

Land adjacent South of 38 South Street
38 South Street, Barming, Kent, ME16 9EY

Application for the erection of a single 3-bedroom dwelling



This design and access statement accompanies a full plans application for the erection of a single 3-bedroom detached dwelling. Outline planning permission has been granted under application number 19/505992/OUT.

Site context and Surroundings

The application site is located on the western side of South Street and could be described as semi-rural in character. The cluster of six dwellings immediately to the north of the application are of close proximity to each other, dense compared to the layout of northern end of the road which is more suburban in character.

The boundary of the Maidstone urban area is 300m to the north. There are bus routes available where South Street meets Tonbridge Road. Public footpaths allow access on foot to East Farleigh train station.

The development proposes two parking spaces and Maidstone Town centre would only be a short drive. The outline planning application deemed 'the countryside location is a sufficiently sustainable location for a new dwelling which is served by a suitable level of public transport provision as well as amenity services such as a pub 'The Bull' as well as a handful of other small eateries in the area.'

The site of the application lies within the complex of Court Lodge Farm. It is proposed that a watching brief be undertaken by an archaeologist during excavation so that any items of interest are recorded.

Planning History

19/505992/OUT - Outline application with all matters reserved for erection of a single dwelling on land adj. 38 South Street. 38 South Street, Barming, Maidstone, Kent, ME16 9EY. Permission granted subject to conditions.

The Proposal

Careful consideration has been taken to ensure that the proposed dwelling compliments the character and appearance of the surrounding area. Other dwellings in the immediate area are detached with more semi-detached properties towards the northern end of South Street. The nearby dwellings are a mix of stone, brick and render finish with different roof forms and styles of fenestration. There is not a uniform type of construction seen. The outline planning decision concluded that 'it is not considered that introducing a bungalow would have a detrimental impact upon the character and appearance of the area.'

Care has been taken to ensure that the national technical standards are adhered to. The Gross Internal Area (GIA) of the proposed dwelling is 157m², which is above the minimum required for this type of dwelling. The dwelling itself has a spacious living area, with built in storage spaces with one bedroom served by an ensuite. The proposed dwelling would have a rear garden with a maximum depth of 9m and an area of approximately 100m² as well as space to the sides and front of the property. It is considered that this is more than enough amenity space for a dwelling of this size.

There have been some design changes made to that submitted for outline planning, to help maximise the potential of the development and create the type of family home that is sought after in the local area. Most noticeably, the roof design has been altered to a half-hipped roof construction. There are various examples on South Street and the surrounding area of this style of roof, and we wanted to ensure the dwelling be as in keeping as possible with the neighbouring properties. This design also helps the house function as a family home with extra useable space in the loft space. The ridge height is more than 100mm lower than the originally submitted drawing and also includes a lower roof pitch to ensure it has minimal impact on the surrounding street scene.

The closest neighbour would be 6m to the south at their closest points, therefore it is not considered that any loss of light caused by the development would be an issue, when looking at the 45-degree BRE test.

Materials

To the ground floor a traditional red brick finish is proposed, with the upper section of the flank walls clad in hanging tile to match the proposed dormer. Traditional plain roof tiles are proposed to the rest of the roof area with white UPVC windows and doors throughout. All of the materials have been proposed to be in keeping with neighbouring properties and the surrounding area.

A hard and soft landscaping proposal accompanies the application to detail the exterior materials and landscaping proposed for the development.

Windows

Windows proposed on the north facing side elevation are proposed to serve bathrooms and a utility room and would be in relatively close proximity to neighbouring properties, the closest 6m to the south and the furthest that could be impacted (the dwelling already on site) 15m to the north. These windows are to be obscured glazed in order to maintain privacy of occupants of both dwellings. There are no windows on the south facing side elevation.

There is one window proposed to the rear elevation, serving a home office/study. It is not considered that this window would have a detrimental impact upon the privacy of occupants of the dwelling currently on site or vice versa.

There are two roof lights included in the front pitch slope of the dwelling, serving bedrooms. The opposite properties are 25m away from the front elevation of the dwelling, therefore these front windows are not considered to be obtrusive to either the proposed or the existing dwellings.

Access

Given the low density and small-scale nature of the scheme (for one infill dwelling), we consider it is unlikely to result in any adverse impact to the highway network in terms of capacity. The site would use a new access onto a non-classified road (South Street), where sufficient visibility splays can be achieved and therefore is unlikely to result in highway safety issues.

The scheme would make provision for 2no. spaces off-road to serve the needs of the new three bed dwelling, which would fully comply with the guidance set out in IGN 3 (2008).

Access to the dwelling is directly from South Street, with two parking spaces provided within the site boundary. An electric car charging point would be installed in this location.

Conclusion

To summarise and conclude, it is felt that the proposal of a single new dwelling in this location is in line with the local policies and that of other relevant guidance which has also been taken into consideration and support this proposal.

The amended scheme enhances the design that was previously granted outline planning, in order to ensure a satisfactory site layout, scale and appearance to the development in the interests of the visual amenities, character and appearance of the locality and the amenities of the neighbouring occupiers.

The proposal will contribute positively to the area and provide a high-quality dwelling that is harmonious to the local context.