

APPENDIX 'A'

Planning application and Listed Building Consent for an annexe sited at The Old Smithy, 58 High Street, Farningham, Kent DA4 0DB

Applicant: Sarah Arnold 56 High Street Farningham, Kent DA4 0DB to provide an annexe

[REDACTED]
[REDACTED]
[REDACTED]

DATED: 7 June 2022

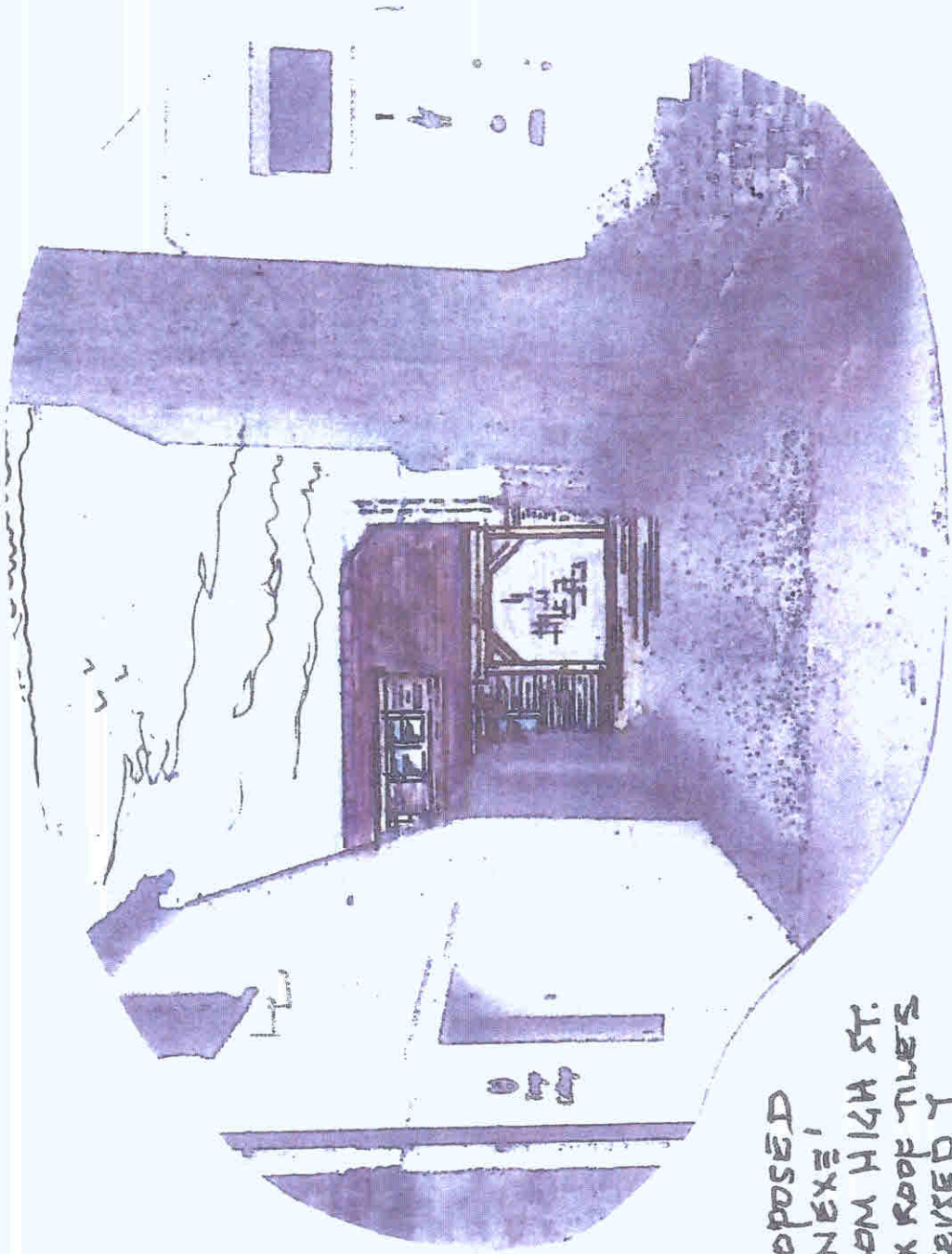
Dear Sir/Madam,

[REDACTED]

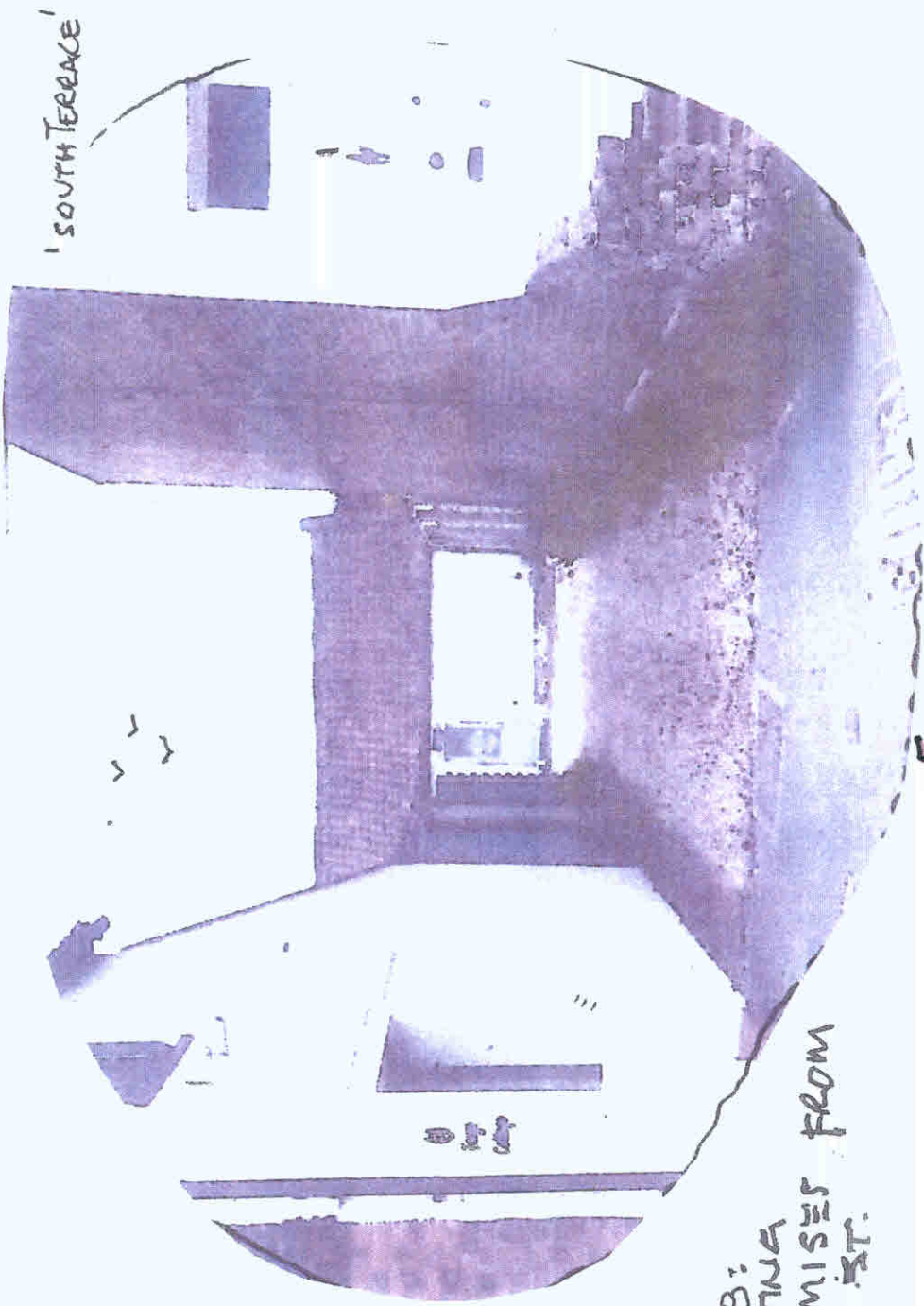
Yours sincerely,

[REDACTED]

APPENDIX 'A1'
PHOTO-MONTAGE
BARNINGHAM
58 HIGH ST



PROPOSED
'ANNEXE'
FROM HIGH ST.
[EX ROOF TILES
REVISED]



'SOUTH TERRACE'

FORGE
COTTAGE
No 57

No 58:
'EXISTING'
PREMISES FROM
HIGH ST.

ADDENDA [October 2022]Design & Access Statement:

GROSS FLOOR AREAS [of buildings to be demolished]

Existing single storey garage within curtilage at rear of 56 High Street [listed asset]:

6 x 4.9 = 29.4sq.m. proposed to be demolished.

Existing building comprising ground floor workshop and retail area 58 High Street:

10.5 x 5.4 = 56.7sq.m.

plus 5.4 x 5 = 27sq.m. nominal roof storage [restricted headroom] over retail area.

Total gross area of existing buildings to be demolished 56 and 58 High Street approx

29.4 + 56.7+ 27 = 113.1sq.m.

PROPOSED GROSS FLOOR AREA:

Proposed garage at rear of 56 High Street. 5.6 x 3 = 16.8sq.m.

Ground floor of proposed annexe [within curtilage of 56 & site of 58 High Street] 79.15 sq.m.

First floor of proposed annexe: 25.33 sq.m.

Total proposed gross area: 16.8 + 79.15 + 25.33 = 121.28 sq.m.

The proposed gross area of 121.28sq.m. is approx 8 sq.m or 7% over the existing gross area to be demolished and it is respectfully submitted this modest increase would have minimal impact in the heart of Farningham village in this secluded backwater off the High Street.

DRAINAGE: The present business premises do not have a toilet facility. All new soil drainage for the proposed annexe to be connected to the existing soil system within the curtilage of 58 High Street.

Surface water to be taken to existing soakaway or existing outfall to be investigated subject to a planning condition should the LPA grant planning permission for the proposals.

CONTAMINATION: The risk assessment of the previous planning consent for 58 High St [SE/11/02671/FUL refers] concluded that the risk from contamination within the substrate is minimal and not expected to be hazardous for humans. It should be noted that the proposed scheme comprising this application does not include a 'garden' for vegetables etc., other than a paved amenity space for the 'Granny annexe' at the rear of 56 High Street, with pot- plants and tubs. The applicant would gladly accept a planning condition that a suitable gas membrane [Radon or equal] to be provided under all ground floor areas of the annexe and adjoining garage or paved areas, therefore imported soil would not be required. All arisings from reduced levels for the proposed works to be carted away to approved tip.

I trust this meets with LPA approval.