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## DESIGN AND ACCESS STATEMENT

for

Demolition of existing outbuildings and the construction  
of a single storey detached  
dwelling.

At

Land Rear of  
Hillside  
Knatts Valley Road  
West Kingsdown  
Kent  
TN15 6XX

For Mr & Mrs D Cheriton.

Project: Land Rear of Hillside, Knatts Valley Road, West Kingsdown, Kent, TN15 6XX

Client: Mr & Mrs D Cheriton

Document: Design & Access Statement

Ref: JHL/226

- 1.0 Introduction
- 2.0 Site and Surrounding Area
- 3.0 Planning Statement and Recent Planning History
- 4.0 The Proposals

Appendix A – Copy of the Pre- Application response 24<sup>th</sup> August 2023.

## 1.0 INTRODUCTION

- 1.1 This document has been designed to support a planning application submission for the demolition of the existing stable and storage blocks, the removal of a mobile home and the construction of a detached single storey building.
- 1.2 The submission includes detailed drawings of the existing site and buildings, a full package showing floor plans and elevations of the new dwellings, a site plan including landscaped features and cross sections and massing comparisons.

There are also specialist consultants reports including:

- I. Ecology Report from Aval Consulting Group.

## 2.0 SITE AND SURROUNDING AREA

- 2.1 The existing property is located along the Knatts Valley, which contains a number of detached residential properties with spacious gardens and outbuildings.  
  
Knatts Valley is situated just south of the established village of West Kingsdown.
- 2.2 The existing dwelling is a two storey family property with direct access onto Knatts Valley Road.
- 2.3 The plot includes a large area of land to the rear of which is used for equestrian activities. This also includes a number of associated stables and storage facilities.
- 2.4 There are also a number of outbuildings relating to the main dwelling. These include garages, ancillary home office and garden equipment store. There are also areas of hardstand surfacing.
- 2.5 The site is contained within the Green Belt an AONB status.
- 2.6 Generally the site slopes up from the front Eastern boundary towards the rear Western boundary. This is the general topography of the site. Most of the existing trees and hedgerows are located around the perimeter boundaries of the site and these provide a natural screening of the existing buildings from the public highway.
- 2.7 The following photographs and aerial view provide a natural screening of the existing buildings and the site in general.

Aerial View of the Site.



Building 2.



Part Building 3- Stable Block



Part Building 3- Stable Block



Garden Room



Mobile Home



General View of Equestrian Grazing



General View of the Existing Container and Storage Shed



General View of the Existing Entrance from Knatts Valley Road.



Rear View of the Main House





## Existing Garage Building to be Retained



### **3.0 PLANNING STATEMENT**

3.1 From our initial research we have identified the following planning applications that relate to this site.

- **Demolition of existing dwelling and outbuildings and erection of new dwelling of 265 sq.metres, as amended by letter and plans received on 12.10.00.**  
Ref. No: 00/01391/OUT | Status: Granted
- **Replacement Erection of Dwelling. (Details pursuant to permission SE/00/01391).(Reserved Matters).**  
Ref. No: 01/00611/REM | Status: Refused
- **Single storey extension As amended by plans received 27/11/89.**  
Ref. No: 89/01805/HIST | Status: Granted
- **Single storey extension.**  
Ref. No: 95/01131/HIST | Status: Refused
- **Application to discharge conditions 1, 7 & 8 of SE/00/01391.**  
Ref. No: 02/01097/REM | Status: Granted
- **Details pursuant to conditions 1 (materials), 2 (landscaping) 3 (layout and construction of parking areas) and 4 (area for turning of vehicles) of SE/02/01097/REM**  
Ref. No: 04/02291/DETAIL | Status: Granted
- **New bungalows**

Ref. No: 88/00825/HIST | Status: Refused

GRANNY ANNEX

Ref. No: 84/01275/HIST | Status: Refused

Demolition of part of an existing stable block and storage building and mobile home and the construction of a detached single storey building with residential accommodation ancillary to the existing host property.

Ref: 22/03241/HOUSE – WITHDRAWN

3.2 A pre-application submission was made 26<sup>th</sup> July 2023 for the demolition of existing outbuildings and the construction of a single storey detached dwelling under reference PA/23/00206. The response from the planning team was received on 24<sup>th</sup> August 2013 and a copy is given in Appendix A of this document.

3.3 In summary, the principle of the development to provide a modest detached residential property in this location was deemed to be acceptable on the undertaking that all of the outbuildings that were shown to be removed, thereby reducing the overall impact within the Green Belt.

3.4 The current proposals include the demolition and removal of a number of existing buildings that relate to the established equestrian activity and general storage of domestic garden equipment. Also included is the removal of a mobile home which has been actively located on the site for more than 10 years  
The following table shows a comparison of floor space and volumes and the introduction of the new dwelling:-

Existing Footprint area (m <sup>2</sup> )	312m <sup>2</sup>
Proposed Footprint area (m <sup>2</sup> )	278.2m <sup>2</sup>

10.8% Decrease

Existing Footprint to be demolished (m <sup>2</sup> )	139.9m <sup>2</sup>
Proposed Footprint area (m <sup>2</sup> )	106.1m <sup>2</sup>

24.1% Decrease

Existing Hardstanding area	1305.3m <sup>2</sup>
Proposed Hardstanding area	916.2m <sup>2</sup>

29.8% Decrease

Existing volume (m <sup>3</sup> )	827.8m <sup>3</sup>
Proposed volume (m <sup>3</sup> )	778.4m <sup>3</sup>

5.9% Decrease

3.5 This concludes that the new dwelling will have a reduced floor area and general volume when compared to the existing buildings that will be removed.

3.6 PLANNING POLICIES.

3.7 The following planning policies have been identified as being relevant to this application:

- i) Para. 149 of the NPPF confirms that limited in filling or the partial or complete redevelopment of previously developed land, whether redundant or continuous use would be acceptable providing it would not result in having a greater impact on the openness of the Green Belt when compared to the existing development.

Our proposals show that the replacement building will be significantly less in terms of volume, massing and floor space when compared to the existing buildings that will be removed.

- ii) Section 7 of the SPD for development in the Green Belt states that any redevelopment of sites within the Green Belt should have no greater impact than the existing development and where possible have less impact and maintain the general openness. The replacement building should not exceed the height of existing buildings or occupy a larger area of the site.

Our proposals fully respond to all of these requirements.

- iii) Policy EN5 of the APMP states that importance will be given to the design of replacement buildings in terms of form, scale, external materials and appearance.

The submitted proposals have taken careful consideration of this and the proposed mix of natural materials was supported in the pre-application submission. Please refer to drawing 226-PD-10 for more details.

- iv) Furthermore, proposals within the AONB should be designed to a high quality and should respect the general character of the rural area.

The scheme has carefully considered the location of the replacement building to ensure that no existing landscape features will be affected. The proposals also include ecological enhancements and biodiversity elements.

## 4.0 THE PROPOSALS

- 4.1 The proposals involve the demolition of the existing storage building and a major section of the stable block. Both of these structures are of a permanent construction. Furthermore, it is also proposed to remove the existing container and timber storage shed plus the mobile home which has been on site for more than 10years. There will also be a reduction in the hardstand areas where it is proposed to locate the new ancillary outbuilding. Most of this area will become a garden space for the new dwelling.
- 4.2 Careful consideration has been given to design the new dwelling as a single storey building with a low profile pitched roof with a range of natural materials to be used for the external appearance of the building. This includes natural timber cladding, timber framed doors and windows under a natural slate low pitched roof. These will reflect the general natural environment of the site. Allowance has also been made to accommodate some ecological enhancement, such as bat boxes and hedgehogs' hibernacula.
- 4.3 The new building will be located in a similar position to the existing storage building which is behind the retained garage building.
- This will effectively conceal the new dwelling and reduce any undue impact in the Green Belt.
- 4.4 It is also proposed to introduce further landscaping and planting as part of the scheme. New planting will be located along the Southern boundary where the existing stable block will be removed. A new hedgerow will be planted around the rear garden area of the outbuilding.
- 4.5 The single storey property will enable full access for any disabled persons.
- 4.6 The new dwelling will have full independent vehicular and pedestrian access onto Knatts Valley Road and will not conflict with the existing host building. The scene includes for 2 parking spaces with 1 electrical charging point.
- 4.7 The new property will also retain some of the existing stable buildings and a reasonable area for the grazing and activity for horses.
- 4.8 Internally, all of the primary rooms fully comply with the National Space Standards sunlight and daylight requirements. There will be no undue overlooking issues into the neighbouring properties.
- 4.9 The property will have a dedicated domestic garden space that will be restricted to avoid any undue spread of this activity across the site.
- 4.10 In summary, the new dwelling will not materially harm the openness of the Green Belt through excessive bulk or visual intrusion when compared to the removal of the existing buildings.

Indeed the proposals will provide opportunities to include enhancements for ecology and natural landscape features.

On this basis the proposals fully comply with the relevant planning policies and consent should be granted.

## APPENDIX A.



Mr & Mrs D Cheriton  
C/O Haskins Design Ltd  
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St Mary's Road  
Swanley, Kent  
BR8 7BU

Tel No: 01732 227000  
Ask for: Hayley Nixon  
Email: DCNorth@sevenoaks.gov.uk  
My Ref: PA/23/00206  
Date: 24 August 2023

Dear Mr & Mrs D Cheriton

### **Pre-Application Advice Enquiry**

**Site:** Land Rear Of Hillside Knatts Valley Road Knatts Valley Sevenoaks Kent  
**Development:** Demolition of existing outbuildings and the construction of a single storey detached dwelling.

I refer to the information submitted on 26 July 2023 for the above proposal.

### **Purpose of this letter**

This letter will provide feedback on your scheme and set out some key information that may be helpful to you when considering your proposal. You are advised to seek your own independent advice on the issues raised in this email, to help you understand how planning policy may have an impact on your proposal. Appended to this letter is further information and website links, to help you research the planning issues in more detail, before submitting an application.

### **Summary of Pre-Application Advice**

On the basis of the information submitted, the proposal may comply with current planning policy and has the potential to be granted planning permission, subject to the further advice and guidance referred to in this letter.

### **Planning Assessment**

Based on the information submitted, the main issues relevant to your proposals are considered below.

### Principle of Development

The site lies outside of a defined settlement boundary as is washed over by Green Belt. However, the development may meet the exception set out under paragraph 149(g) of the NPPF, which relates to the redevelopment of previously developed land. The proposal should also make better use of the existing land for the delivery of housing and should contribute towards the District's housing stock. As such, the principle of the development may be accepted. However, this is subject to an assessment of whether the proposal conflicts with

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the policies in the NPPF relating to protected areas, such as the Green Belt and AONB, as well as other considerations which are discussed below.

### Green Belt

As mentioned above, the site lies outside of a defined settlement boundary as is washed over by Green Belt.

Paragraph 149 of the NPPF states that new buildings in the Green Belt are inappropriate development. There are some exceptions to this such as:

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings) which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not substantially harm to the openness of the Green Belt, where development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority

Paragraph 147 states that where a proposal is inappropriate development in the Green Belt, it is by definition harmful and should not be approved except in very special circumstances.

Paragraph 148 of the NPPF advises we should give substantial weight to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Therefore, the harm in principle to the Green Belt remains even if there is no further harm to openness because of the development.

The existing buildings on site appear to be well established and the site may be considered previously developed land.

It would therefore fall to be considered whether the proposed dwelling would have a greater impact on the openness of the development than the existing development on site.

Openness is an essential characteristic of the Green Belt and is different from visual impact. Openness is about freedom from built form.

Section 7 of the Council's 'Development in the Green Belt' Supplementary Planning Document (available online) provides guidance of how the impact on openness might be assessed. It states that the Council would generally expect redevelopment proposals to:

- a. have no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it, and where possible have less;
- b. not exceed the height of the existing buildings; and
- c. not occupy a larger area of the site than the existing buildings.

Based on the information submitted, it is understood that the development would involve the demolition of the existing buildings on site and the erection of a single storey dwelling.

No floor plans of the existing buildings on site have been provided in order to understand whether the proposed dwelling would have a greater footprint. However, the proposed dwelling would appear to broadly adhere to the height of the existing buildings. It is also acknowledged that the development should occupy a smaller area of the site and should consolidate the built form centrally within the site. This should reduce the sprawl of built form towards the open land to the west of the site, in both spatial and visual terms, when compared the existing development.

For these reasons, it is my view that the proposal may not have a materially greater impact on the openness of the Green Belt than the existing development. The proposal could therefore be appropriate development in the Green Belt, in accordance with the NPPF.

#### Area of Outstanding Natural Beauty and Design and impact on character of the area

Policy EN5 of the ADMP states that the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest status of protection in relation to landscape and scenic beauty. Proposals within the AONB will be permitted where the form, scale, materials and design will conserve and enhance the character of the landscape and have regard to the relevant Management Plan and associated guidance.

Policy SP1 of the Core Strategy and Policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated.

The surrounding area is rural and verdant in character and the existing properties along Knatts Valley Road appear to be an established part of the AONB.

The site itself appears to be well screened within the street scene. This would be confirmed with a site visit at the application stage.

Based on the information submitted, the proposed dwelling appears to have a fairly simple design and form and a low eaves and ridge height. It also appears to utilise a palette of materials which should respect its rural surroundings.

The dwelling should not be highly visible from public vantage points due to the existing and proposed boundary screening and the neighbouring property to the front of the proposed dwelling, which is likely to obscure views from the road.

For these reasons, the proposed development has the potential to build sympathetically upon the existing architecture of the area and should not erode the rural character of the wider landscape or the AONB. It should not appear as an unduly prominent feature and should sit comfortably amongst its surroundings.

#### Impact on residential amenity

Policy EN2 of the ADMP requires proposals to provide adequate residential amenities for existing and future occupiers of the development. It also states that development should not result in excessive overlooking or visual intrusion or result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties.

#### Neighbouring properties

Please note that a full assessment of the impact on residential amenities can only be undertaken when an application is submitted and a site visit is carried out. However, based on the information submitted, it is considered that the development should not result in a harmful loss of light to the nearest neighbouring property, Hillside, due to the height of the proposed dwelling and the distance of separation. The windows on the eastern elevation of the proposed dwelling would appear to serve bathrooms and could therefore be conditioned to be obscure glazed upon any grant of planning permission. Views towards Hillside should also be obscured by the proposed boundary landscaping. However, as mentioned above, this would be confirmed with a site visit at the application stage.

#### Proposed development

Policy EN2 also requires that the residents of the proposed new dwellings would benefit from a good standard of amenity.

Care should be taken to ensure that the dwelling complies with the Government's National Space Standards and provides sufficient levels of sunlight and daylight. Based on the information submitted, the proposed garden area should be of a sufficient size to meet the recreational needs of future occupiers and the proposed boundary treatments should provide adequate privacy.

Given the presence of the existing buildings on site and their former uses (such as the stables), there could be a risk of contamination. It is therefore recommended that a Phase 1 Contamination Study be carried out and provided alongside any future application. It is likely that we will consult the Council's Environmental Health team for their specialist advice on this matter at the application stage.

#### Parking, Highways and Public Right of Way

##### Parking

Policy T2 of the ADMP requires dwellings with 2 bedrooms in a rural location to provide 2 accessible parking spaces.

The site should be able to accommodate the required parking spaces and there should be sufficient space for vehicles to turn within the site so that they can enter and exit the site in a forward gear. This should be clearly demonstrated at the application stage on a block plan.

Details of an electric vehicle charging point should also be provided, in accordance with policy T3.

##### Highways and Public Right of Way

It is understood that the proposed dwellings would utilise an existing access from Knatts Valley Road. It is unlikely that the provision of one residential dwelling on site would result in a significant increase in vehicle movements which would have a severe impact on the local road network. However, you may wish to discuss this element of the proposals with the Highways Team at Kent County Council.

Based on the submitted plans, the proposal should not obstruct the public right of way adjacent to the site.

##### Ecology



Policy SP11 of the Core Strategy states that the biodiversity of the District will be conserved and opportunities sought for enhancements to ensure no net loss of biodiversity.

As the site is located in a rural location and the proposal would involve the demolition of existing buildings on the site, it is strongly recommended that any application is accompanied by an up-to-date preliminary ecological appraisal, together with any further surveys this may recommend, to establish if there are protected species on the site and if mitigation measures may be required.

We will seek advice from the Ecology team at KCC in regards to the ecological impact of the development during the course of the application. Failure to demonstrate the impact of development on protected species may result in the refusal of planning permission.

Subject to the protection of any protected species on or adjacent to the site, there may also be scope to provide ecological enhancements. This should be carefully considered in the event of an application.

It is important to be aware of the biodiversity net gain requirement which will become mandatory for minor developments such as this in April 2024. You may wish to seek advice from an ecologist on this matter. The following link provides some guidance:

<https://www.local.gov.uk/pas/topics/environment/biodiversity-net-gain-local-authorities/biodiversity-net-gain-faqs#general>

#### Trees and Landscaping

There are a number of trees within the site and along the site boundaries which may contribute positively to the rural character of the surrounding area. It would be necessary as part of any planning application to demonstrate the impact of the development on those trees with an Arboricultural Report, demonstrating that they can be adequately protected and retained. Justification should be provided for the loss of any trees.

Any planning application should also provide full details of any additional hard or soft landscaping within the site, including any hard surfacing and boundary fencing.

#### Other issues

N/A.

#### **Conclusion**

Please note that this letter is not intended to provide a comprehensive response of all issues which may be relevant. The advice refers to the issues we consider likely to be the most pertinent to the consideration of an application in the event of a submission along the lines presently proposed.

This advice is without prejudice to the decision making processes of the local planning authority and in no way prejudices any future determinations or decisions made by the local planning authority.

Please review the additional information attached to this letter.

Yours sincerely

Hayley Nixon  
Case Officer

## APPENDIX

### Planning Policy and Constraints

The planning constraints listed below may be of particular relevance to your proposal:

- Metropolitan Green Belt
- Area of Outstanding Natural Beauty
- Biodiversity Opportunity Area
- Public Right of Way to north of site

You can find further information on other constraints that may be relevant to your proposal, by using the interactive map on our website:

<https://maps.sevenoaks.gov.uk/planning/>

Both national and local planning policy will be relevant to your proposal, if a planning application is submitted for the site. You can review these policies on the following websites:

National Planning Policy Framework (NPPF)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Sevenoaks District Council: [https://www.sevenoaks.gov.uk/info/20014/planning\\_policy](https://www.sevenoaks.gov.uk/info/20014/planning_policy)

In particular, please refer to the policies in the Core Strategy 2011 and the Allocation and Development Management Plan (ADMP) 2015 and our Supplementary Planning Documents.

### New Local Plan

Please note that Sevenoaks District Council is currently undergoing the process to adopt a new local plan. As such, dependent upon the time of any planning applications submission local policy considerations may have changed. Planning decisions will be based upon the adopted local policies at the time of the decision. The applicant is advised to review the proposed timetable for the adoption of the new local policies, please see link below:

[https://www.sevenoaks.gov.uk/info/20014/planning\\_policy](https://www.sevenoaks.gov.uk/info/20014/planning_policy)

### Community Infrastructure Levy (CIL)

Please note under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), the Sevenoaks Community Infrastructure Levy (CIL) may be chargeable on this development.

Applicants are recommended to take their own advice. For further information please see the planning portal website:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> and Sevenoaks District Council website:

<http://www.sevenoaks.gov.uk/services/housing/planning/planning-applications/community->