

Planning statement
In support of planning permission for
Yew Tree barn, Brakefield Road, Southfleet, Kent, DA13 9PY

Background

Two planning applications have recently been applied for, for a loft conversion to habitable accommodation including alterations to the roof. Both of these applications were refused consent and one was appealed. The appeal was dismissed.

New application

A new planning application is now being submitted for an alternative proposal. The main differences between this new application and refused appealed application is a chimney is to be provided and the rear dormer has been reduced in size and design modified.

The planning inspectorate's comments have been considered whilst designing the new proposal. Relevant inspectorate's comments in blue with my comments below in black.

12. When viewed from Red Street, the appeal property, and particularly its rear roof form, are visible immediately to the rear of the LB. The rear dormer would be expansive, spanning much of the width of the rear roof plane. It would create a bulky addition which would take up a significant proportion of the roof slope. As a result, the rear dormer would be an out of proportion and dominant form of development.

The width of the dormer has been reduced from 7.96m to 4.64, a reduction in width of 3.32m so as to ensure it is not a bulky or dominant feature of the roof.

13. The dormer's roof form would feature 'barn end hips'. Whilst there are examples of other properties with similar roof forms in the area, these are generally found on the principal roof form, rather than dormer additions.

The barn end hips have been removed and the dormer re-designed. The dormer consists of small pitched roofs dormers which are linked by section of flat roof. The link structure is set back from the pitched roof dormers in order to retain the form of the pitched roof dormers. The link structure has a flat roof and is set down from the pitched roofs ensuring that the link is subservient and unobtrusive.

A small flat roof window is provided to the link structure so as to increase the natural light within the new bedroom. This roof window is set back from the front of the dormer by 950mm so as to ensure it is not a prominent feature. It will only project minimally (150mm upstands to comply with building regulations) from the plane of the flat roof.

15. Whilst I appreciate that the surroundings to the appeal site have been altered over time, the siting and scale of the rear dormer, and its significant projection from the roof plane would result in a looming feature to the rear of the LB. This would be particularly apparent from public viewpoints on Red Street, and would cause harm to the setting of the LB.

The dormer has been reduced in depth significantly (by 1500mm) so as to reduce its projection from the roof plane.

The scale of the dormer has been reduced and its new design ensures it sits sympathetically within the roof. Its small in-keeping design will enhance the area.

16. Chimneys are a characteristic feature which are present on many properties both within and outside the CA. Accordingly, the removal of the chimney from the appeal property would be harmful to the character and appearance of the area.

A new chimney will be provided with a simple brick form to match the chimneys in the locality.

17. The increase to the height of the property's principal roof and the introduction of the 'barn end hips' would increase the scale and massing of the property's roof form. However, given there are other nearby examples of similar roof forms, including at the adjoining LB, this would not be an uncharacteristic feature.

The main roof is supported by the inspectorate and its form has therefore not been altered.

18. The front dormer windows would be significantly smaller and less prominent than the rear dormer. They would be well proportioned, with characteristic pitched roofs, and would not cause harm to the setting of the LB or CA.

The front dormer windows are supported by the inspectorate and have therefore been retained.

19. Whilst I have not identified any harm with regard to the use of materials, the proximity of the proposed rear dormer, its overall scale and massing, combined with the loss of the chimney, would result in less than substantial harm to the setting of the LB. It would also harm the setting of the CA.

The materials are supported and have not been altered.

The dormer has been reduced in both depth and width which has reduced its scale and massing. The new design complements and enhances the area.

The two sets of doors have been replaced with simple windows, each set beneath a simple small pitched roof.

A new in-keeping chimney is to be provided.

Summary

The comments of the planning inspectorate have been taken on board and incorporated into the new design.