

Design and Access Statement

Change of use of existing residential outbuilding to short term non-serviced tourist accommodation.

3 Tanyard Cottages, Lamberhurst, TN3 8DD





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THE SITE AND WIDER AREA



- 1.1.1 The property is located within the “limits to build development” and is situated within the Lamberhurst Conservation Area which is part of the High Weald AONB.
- 1.1.2 The application site is located within the main village area and comprises of a 19th Century Grade II listed building (part of a wider terrace set). The long narrow rear garden stretches southwards towards Pearce Place. At the end of the garden approximately 20m from the house is the outbuilding. Subject of consent 15/50262/FULL.
- 1.1.3 The outbuilding as existing is set over two floors with a rooflight to the north roof-slope and attached glass garden potting shed to the ground floor. The proposed change of use seeks to alter the large windows on the southern elevation to become bi fold doors and remove the single access door. On the northern elevation a small porch extension will be added to allow the installation of a downstairs toilet.

- 1.1.4 The changes proposed would be minor and is significantly distanced as to not impact Tanyard Cottages, Hicknott Cottages or the Old Mill.
- 1.1.5 The outbuilding is well screened from the surrounding area and is not significantly visible from a wider perspective. There is space to park two vehicles between the outbuilding and the boundary of the property and there is further off-road parking available immediately outside the boundary, on a privately owned and accessed area of land which adjoins Pearce Place.



- 1.1.6 The proposals incorporate EV charging point to encourage sustainable travel and secure cycle parking facilities will be provided.
- 1.1.7 There will be an additional rooflight installed to the southern roof-slope, but this will not impact on any neighbouring properties and will be fitted with a remote/automated blind to assist in protecting dark skies.
- 1.1.8 Materials will match existing weatherboarding and clay tile appearance.

PLANNING POLICY

2.1.1. The outbuilding is well located, with nearby village shops and facilities. There is a nearby bus stop in the Broadway which links to other nearby villages and towns and is an excellent way of seeing the High Weald.

2.1.2 The Local Plan 2006 Policy T1 and the Neighbourhood plan Policy B2 support proposals for small scale non serviced tourist accommodation within the area.

CONCLUSION

3.1.1. Pre application advice was gained under ref: 22/03126/PAPL This set out that the principle of the change of use would be acceptable and would take into consideration the impact on neighbouring properties and any potential increase in parking.

3.1.2 The design has been careful to only incorporate minor alterations to the outbuilding which would not have any significant or detrimental impacts to the neighbouring properties or the setting of the nearby listed buildings.

3.1.3 The parking generated would be minimal as this is a small one-bedroom holiday let, but parking can be accommodated both within the boundary of the property and nearby on land adjacent to the site.

3.1.4 The proposal would be a welcomed addition to the villages tourist accommodation offerings and would be supported by local planning policy.