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2023\_41/PL  
24<sup>th</sup> October 2023

Planning Department  
Maidstone Borough Council  
Maidstone House  
Maidstone  
KENT  
ME15 6JQ

Dear Sirs / Madam,

**Re: Malthouse Farm, High Street, Lenham ME17 2QG**

Please find enclosed copies of the drawings; together with completed applications forms comprising of a householder planning application at the above site.

**The Site and Location Assessment**

Lenham High Street is off Ashford Road A20, 10 miles east of Maidstone town centre. The site sits on the junction of Hogh Street and Ham Lane, located within easy walking distance to the village centre and the local amenities. The house is a two-storey dwelling, finished in ragstone and brickwork detailing under a tiled roof. The property is not listed and does not lie within any area of special designation. Malthouse Farm is detached with a garden that surrounds the property to the northwest side of the High Street, it is screens to the street by a 2m high brick wall.

**Heritage Impact**

Malthouse Farm is not a listed building however close by is No.67-73 High Street, 30m away and No. 62 High street 100m away. All of these buildings are well screened by mature trees and a 2m brick wall will be unaffected by the proposed works.

**Planning Policies**

Maidstone Borough Local Plan 2017:

DM 1 – Principles of good design

DM 9 – Residential extensions, conversions and redevelopment within the built-up area

DM11 – Residential Garden land.

SP5 – Rural service centres

Residential Extensions SPD (2009)

**Planning History**

- Ref. No: 14/504787/FULL Ground floor side extension to create granny annexe  
Status: Approved
- Ref. No: 90/1145 Erection of conservatory. Status: Approved
- Ref. No: 03/0484 Loft conversion and porch, Status: Approved
- Ref. No: 85/0796 Erection of garage, Status: Refused
- Ref. No: 99/1371 Erection of two storey rear extension and formation of new vehicular access onto Ham Lane, Status: Approved
- Ref. No: 78/1346 Erection of double garage Status: Approved
- Ref. No: 90/0647 Section 53 Determination for conservatory.  
Status: Refused

### **Planning Precedent**

- 19/503186/LBC Listed Building Consent for proposed single storey rear extension and infill side extension, including extension of roof and internal alterations. 69 High Street Lenham Maidstone Kent ME17 2QG - Application Permitted
- 19/501938/FULL | Proposed front porch, part single, part double storey rear extension, replacement detached garage with covered store and extended driveway | 85 High Street Lenham Maidstone Kent ME17 2LA - Application Permitted
- 22/502700/FULL | Erection of a single storey rear/side extension and front porch. | 73 Robins Close Lenham Maidstone Kent ME17 2LE - Application Permitted
- 21/500664/FULL | Proposed side extension to create annexe. | 9 Croft Gardens Lenham Maidstone Kent ME17 2QE - Application Permitted

### **Proposed Development**

The proposals are to extend the existing dwelling with a single storey side extension. The new space will provide better utility / living accommodation to the ground floor. The new addition has been designed to mirror existing properties within the road and finished in materials to match the existing house. The neighbouring dwellings to the west and south, have no habitable side windows facing the site. The works at Malthouse Farm have been set back within the side boundaries and passes the 45-degree light tests, ensuring any impact has been minimising on the closest habitable properties. As such there would be no undue loss of light or outlook to the occupiers of the neighbouring dwellings.

### **Development Amount**

The site has a total area of 0.02 Hectares, the proposed works will provide an additional 12 m2 of floor space within the dwelling.

### **Scale**

The design has been kept in-line with existing houses within the High Street.

### **Appearance**

The proposed extension has been designed to complement the existing properties in the area. External materials will be of a high quality and include ragstone and brickwork and tiles to match the existing house. The materials will be sourced in terms of colour and texture relating them to the local vicinity.

### **Access**

Access to the dwelling will be unchanged, but the larger living space will help with movement inside the dwelling.

Should you have any queries on the above application or require any further information please contact us.

Yours Faithfully,

Matthew Woodhams