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## SUPPORTING STATEMENT

For

A Single Storey Detached Building

For Ancillary Domestic Facilities

at

Elmfield Lodge

Lees Road

Laddingford

Kent

ME18 6DB

For

Mr R Body

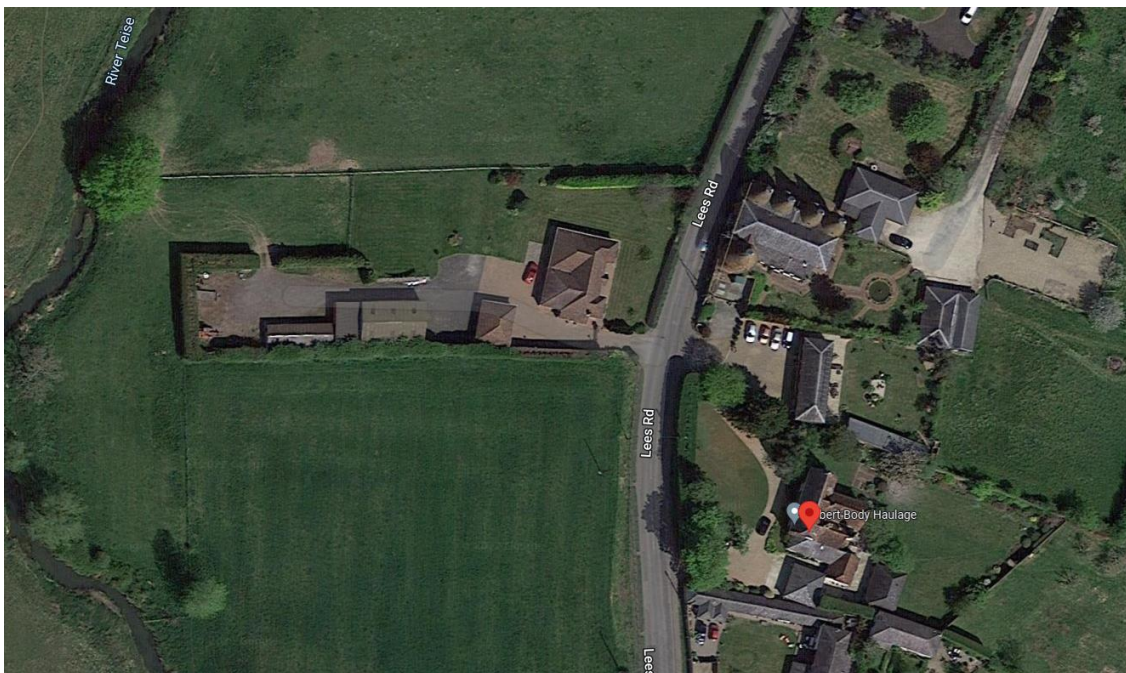
27<sup>th</sup> October 2023

## **1.0 INTRODUCTION.**

- 1.1 This Statement has been compiled to support a planning application for a single storey detached building, that will accommodate ancillary domestic facilities including a gym and a guest bedroom.
- 1.2 This application includes the following drawings.  
221-PD-01 Rev A - Proposed Floor Plans and Elevations of the new building.  
221-PD-02 Rev A- Proposed Site Plan and Location Plan.

## **2.0 THE APPLICATION SITE AND SURROUNDING AREA.**

- 2.1 The existing property consists of a detached family dwelling with associated detached double garage.  
There are a number of stables and storage buildings relating to the keeping of a number of horses that are grazed in adjoining land owned by the applicant.
- 2.2 There are no significant trees on the site, although there is an existing evergreen hedgerow that is located along the front (Eastern) boundary and along part of the northern boundary.
- 2.3 The property has pedestrian and vehicular access directly onto Lees Road.
- 2.4 The site is located within the Green Belt but is not contained within a Conservation Area and there are no locally or Nationally Listed Buildings.
- 2.5 The following photographs and aerial views provide further information of the site and surrounding area.



Aerial View





Entrance from Lees Road



Land to the Side of the Property, where the new Building will be Located.





### **3.0 THE PROPOSALS**

- 3.1 The proposals consist of the introduction of a modest, single storey detached building to accommodate associated domestic facilities including a gym and guest bedroom.
- 3.2 Careful consideration has been given to locating the building to minimise any undue impact to the surrounding area.  
The building will be sited along the northern boundary and within the existing domestic garden area. It should be noted that there is a significant evergreen hedge that is located along the eastern and northern boundaries which provides an effective natural screen to ensure that the building will not harm the openness of the rural location. Furthermore, the new building will be in close proximity to the main dwelling and will not be isolated or an intrusive structure.
- 3.3 The building has been designed to incorporate a range of natural external materials including cedar wood cladding to the walls and natural slates to the low- pitch roof.
- 3.4 It should be noted that planning permission was granted for a very similar scheme on 23<sup>rd</sup> December 2022 under reference 22/505350/FULL. The current proposals merely reconfigure the internal layout of the previously approved scheme to remove the Home office and replace with a guest bedroom.
- 3.5 It is also noted that the previous permission included a planning condition (number 6) to remove any of the accommodation for overnight sleeping.  
However, the building has been redesigned to meet the recommended criteria in the submitted Flood Risk Assessment Report from Flume Consulting Engineers. This includes raising the finished floor level to be a minimum 300mm above the design flood level at 13.64m AOD.  
The design also includes under floor voids to ensure that the building creates a safe environment for any occupants during any extreme flood events.
- 3.6 To clarify, the building will remain as ancillary to the host residential property of Elmfield Lodge and will not be a separate dwelling.
- 3.7 We have researched the Maidstone Borough Local Plan (October 2017) and noted that Policy DM32 is relevant for these proposals. This relates to “Rebuilding and extending dwellings in the countryside”.  
The policy does allow for modest extensions, provided the building is well designed and is sympathetic to the existing dwelling; is visually acceptable in the countryside and would not create a separate dwelling.

On this basis, we conclude that these proposals meet these criteria.