



AONB

Planning Statement

Application Site:

Holly Cottage
Iden Green Road
Cranbrook
TN17 4HB

Date:

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Produced by:

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1. INTRODUCTION

This Planning Statement accompanies a planning application for a proposal for the above property. It is not a standalone document and should be read in conjunction with the attached accompanying documents and drawings.

As detailed in our covering letter, we encourage the Decision Maker to review the full application documents and contact us at the earliest available opportunity to discuss any concerns or requests for further information. This will hopefully expediate the decision-making process and help to alleviate some of the burden currently placed on the nationwide planning system.

An appropriate time extension will normally be agreed to if required.

2. THE APPLICATION SITE

- **Existing Use**

The existing property is located in an established residential area of Cranbrook, TN17. It is a purpose-built residential dwellinghouse under Use Class C3. It is a semi-detached property and offers accommodation with 2 bedrooms arranged over two storeys.

- **Planning Constraints**

The application site is located within the High Weald AONB. It is not a Listed Building or under Agricultural Land Classification.

3. CONSERVATION AND HERITAGE

Heritage Assets Identification

The Department for Digital, Culture, Media and Sport are advised by Historic England and are responsible for the identification and designation of listed buildings, scheduled monuments and protected wreck sites. Historic England identifies and designates registered parks and gardens, and registered battlefields. Conservation areas are typically designated by local planning authorities.

Heritage Asset Planning Policy

In addition to the Town and Country Planning Act 1990 and the most recent National Planning Policy Framework (NPPF), the Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest.

Designated Heritage Assets: Areas of Outstanding Natural Beauty

An area of outstanding natural beauty (AONB) is land protected by the Countryside and Rights of Way Act 2000 (CROW Act). The legislation protects the land to conserve and enhance its natural beauty. An AONB is a designated landscape whose distinctive character and natural beauty are precious enough to be safeguarded in the national interest. The UK has 46 designated AONBs, of which 34 are in England and 5 in Wales. They offer some of the UK's best countryside for outdoor pursuits and include ancient woodlands, distinctive and attractive villages, downs and wild moors as well as National Parks and Heritage Coastlines.

Preservation and Enhancement of Heritage Assets

By designating an area as an AONB, careful control is given to ensure that any new developments or alterations do not harm the historic or architectural character or appearance of the buildings or their setting. The designated status provides a framework for enhancements as well as protection and preservation of the asset.

- **Identification of the Heritage Asset – High Weald AONB**

The application site lies within the High Weald AONB, an area covering 1461 square kilometres in the heart of rural South East England, crossing the counties of Kent, Sussex and Surrey. It is the fourth largest AONB with contrasts of forests and woodlands, river valleys and coastline, lowland meadows and hedgerow boundaries. The AONB has over 1 million people living within 5km of the designation, and over 127,000 inhabitants.

- **Statement of Significance**



Image of Holly Cottage, Iden Green Road

The property at Iden Green Road is situated within the overarching designation of the AONB, an area that provides residential dwellinghouses for over 127,000 inhabitants. The property is not seen as a Heritage Asset in its own right. The property has no significant vernacular or historical merit and provides little in the way of enhancement to the overall AONB.

The application site is not a Listed Building and is not within the immediate curtilage of a Listed Building. The Heritage Asset in this instance is the designated AONB established to preserve the overall character and appearance of an area covering over 1461sqkm. The proposal is not considered to have any detrimental impact on the wider Heritage Asset.

4. PLANNING POLICY CONTEXT

- **Policy Assessment**

The proposal has been assessed against the latest update of national and local policies, including:

- National Planning Policy Framework (NPPF) – July 2021
- National Planning Practice Guidance (NPPG)
- The adopted Borough Local Development Plan and its Supplementary Planning Documents
- Borough Design Code

The application is considered to have been positively prepared in accordance with the national and local requirements to assist the Decision Maker and improve efficiency and effectiveness of the planning application system for all parties.

5. THE PROPOSAL

As detailed in the accompanying drawings, the proposal seeks to demolish the existing outbuilding, utility area and porch and construct a modest two storey side extension to the property to provide further living accommodation for the occupants.

- **Scale and Massing**

The proposed extension is considered to be sympathetic to the host building and of an appropriate scale for the surrounding neighbourhood.

- **Parking Provision**

The proposal allows for multiple off-street parking within the curtilage or in designated parking spaces.

- **Cycle and Refuse Storage**

The property has sufficient storage for cycles as well as refuse and recycling.

- **Access and Accessibility**

Access to the existing property will remain unaltered. It is accessible to all emergency vehicles, refuse collections and has suitable connections to water and waste supplies.

- **Good Design**

The proposal is considered to reflect both local design policies and government guidance on design to achieve better places in which to live and work. It will help to raise the standard of design within the area and is considered to fit with the overall form and layout of its surroundings.

- **Sustainable Development**

The application site lies within a sustainable location and the proposal is not considered to have an adverse impact on the continued sustainability of the surrounding area.

- **Safe Neighbourhoods**

The application site is sited within a safe neighbourhood and the proposals are not considered to have any adverse impacts to the safety of the area.

6. IMPACT ASSESSMENTS & MITIGATION MEASURES

- **VISUAL IMPACT**

The design principles have been carefully considered to ensure that the proposal maintains the character of the area, including the vernacular architectural styles in the immediate and wider enclaves.

The proposal uses materials that are either matching or complementary to the existing building to reduce any potential impacts on the surrounding area.

The increase in footprint and volume of the proposal will reflect the scale and massing of the neighbourhood and is not considered to have a negative impact on the local area.

- **NEIGHBOURHOOD IMPACT**

Throughout the design concept, careful consideration has been given to neighbouring properties to ensure that there is no loss of natural daylight or sunlight, and no adverse impacts on privacy.

The scale is considered appropriate to prevent overshadowing, and there are no impacts to daylight or sunlight to nearby properties.

There are no aspects proposed that could impact on the private amenity of adjoining properties.

- **ECOLOGY AND BIODIVERSITY IMPACT**

The “3 Tests” have been assessed against Schedule 2 of Conservation of Habitats and Species Regulations 2010 (as amended) and Annex 2 Habitats Directive. The proposal is not considered to affect the integrity of the site:

- The application site is not protected under International Importance
- The application site is not protected under National Importance
- The application site is not protected under Local Importance

The accompanying Biodiversity Checklist confirms that the application site is not within any areas that carry a risk of impact to smaller wildlife habitats.

Tree and Hedge Protection:

The application site does not contain any protected or notable species of trees and there are no mature or protected hedgerows within the curtilage.

An Arboricultural Survey should not be required for the application.

Wildlife Triggers:

The application site is within 400m of ancient woodland, notwithstanding it is not situated within any known protected sites.

A Wildlife Trigger Report should not be required for the application.

Biodiversity:

The Proposal does not fall within the requirements of Biodiversity Net Gains (BGNs).

Measures to avoid, mitigate, compensate, enhance or manage wildlife features have been taken where reasonably which include:

- Maintaining the current environmental conditions such as temperature, availability of natural light, prevailing winds and existing ground conditions
- Providing underpasses in boundary fencing to enable movement of small animals between habitat sites
- Removal of any non-native species to the benefit of native species
- Installation of bird and bat nesting boxes within the curtilage
- Creation of suitable landscaping within urban gardens to encourage species such as butterflies, bees and small birds
- Use of Soakaways for rainwater drainage

Measures to avoid and manage potential impacts on wildlife features will be taken which include:

- Prior to the commencement of any works, the existing property and its neighbouring properties will be inspected for the presence of protected species
- Should evidence suggest that there is a likelihood of notable or Priority species within the vicinity, a competent person with suitable qualifications, licenses and experience will be engaged to determine if there are any likely impacts
- No works will take place until appropriate measures have been completed as recommended by the competent person

The proposal will not adversely affect the integrity of the site for protection, enhancement or management of wildlife.

A further Habitats Regulation Assessment (HRA) or Preliminary Ecological Appraisal (PEA) should not be required for the determination of this application.

Photographic evidence is provided to confirm the absence of bat activity.

- **CLIMATE EMERGENCY IMPACT**

The world has committed to decarbonise by 2050 and we are legally-bound to reduce the carbon emissions from buildings, transport and industry. The UK currently has over 28 million homes in occupation that were constructed to old building standards. It is estimated that over 24 million of these homes will still be in occupancy in 2050. The built environment is responsible for approximately 40% of the UK's current emissions.

Energy Efficiency:

The existing property was constructed to low or moderate building standards and is therefore classed as having poor energy efficiency. Poor energy efficiency ultimately leads to an increase in the use of fossil fuels to create an optimal internal temperature throughout the year. It is also the main trigger of fuel poverty which may cause health implications and ultimately lead to preventable death.

The proposal will ensure that the fabric of the building is constructed to the latest Building Standards recently upgraded to include higher levels of insulation. This will result in a more energy efficient building that will require overall lower levels of mechanical heating and cooling systems, prevent overheating and reduce the carbon emissions through use of fossil fuels. Further Retrofit works to the existing structure will be installed in due course as required for the individual property to ensure that the legally-binding Carbon Zero targets are met by 2050.

Renewable Energy Systems:

The proposal does not include for the installation of renewable energy as part of the application.

The Fabric First Approach is the correct sequence of upgrading our existing buildings to meet Carbon Zero targets. The global method seeks to increase the level of insulation and airtightness of the thermal envelope as the priority so that the amount of energy required is reduced. A smaller renewable system can therefore be installed as part of a later phase. The property is currently heated using an oil heating system from an oil tank located within the curtilage. The applicants wish to pursue installation of a renewable energy system using a combination of solar PV and an Air Source Heat Pump in due course.

Electric Vehicle Charging points will be installed by the occupants as required.

Carbon Footprint:

Where possible, all materials will be sourced locally and installed by local contractors, reducing the need for transportation as much as possible. All timber products will be FSC certified from sustainably managed sources, and the use of natural insulation products have been incorporated in to the scheme.

Where possible, low-embodied carbon alternatives will be used with a low GWP.

- **NOISE IMPACT**

Construction Works:

Noise levels for the construction phase will be kept to the minimum to avoid disturbance to neighbouring properties and will working times will be strictly adhered to.

Sound Transmittance:

The proposal is not considered to have a negative impact on the transmittance of noise to neighbouring properties.

- **FIRE SAFETY IMPACT**

The design incorporates appropriate safety measures for the protection of occupants in the event of a fire within the property. This includes the installation of an interlinked smoke and heat detection system and installation of fire doors where necessary as part of the Building Regulations.

Measures to provide safe egress from the property with a protected passage to the exterior have been included as standard practice to comply with the latest Fire Safety Regulations.

The proposal is not considered to have any adverse impacts through the spread of fire to neighbouring properties.

- **FLOOD RISK IMPACT**

The accompanying Flood Risk Report confirms that the application site is located within the Environment Agency's Flood Zone 1, where it is at low risk of potential flooding from natural watercourses.

In order to avoid or minimise any sources which could contribute to potential flooding in the future, the proposal will incorporate flood proofing, resilience and resistance mitigation measures including:

- SuDS drainage measures will be installed around the property to reduce the risk of surface water flooding in extreme conditions as required by Building Regulations. These will include soakaways to all new and existing rainwater connections
- Permeable landscaping materials will be used throughout the proposal as appropriate
- Appropriately sized waterbutts will be installed to new or existing rainwater systems with overflow connections leading to soakaways to encourage rainwater harvesting
- Electrical sockets will be raised to levels required under Building Regulations and NICEIC Regulations
- All new finished floor levels will match the existing levels at the minimum

A Sequential Test, Flood Modelling, Screening or FRA report should not be required for this proposal.

The proposal is considered to have a negative impact on flood risk to either the existing property or surrounding area.

- **CONSERVATION AND HERITAGE IMPACT**

The application site lies within an AONB and as such development and alterations are therefore restricted to preserve and protect the surrounding area.

The proposal seeks to demolish existing outbuildings and construct a modest extension. The overall ridge height remains unchanged and the proposal will use high quality matching materials to the host dwelling.

The property is not a Heritage Asset in its own right, it is covered by the overall AONB designation which does not prohibit development, the designation functions to preserve the character within the wider area.

The property is sited in a small cluster of dwellings which in combination have no particular vernacular merit and have no historical value.

The proposal is as such seen to have minimal impact on the wider Heritage Asset.

7. SUMMARY

We consider that the proposal has been designed to meet all local and national design guides and to minimise all potential impacts to the surrounding area. The new construction will meet all current Approved Documents for building standards in force including upgrading the current building fabric to increase the overall energy performance.

The design has been chosen to reflect the individual character of the host dwelling and the surrounding area, using materials that will be sympathetic and in keeping with the overall character of the area.

The impacts to the existing neighbourhood have been minimised in terms of scale and massing, privacy and visual appearance, and the impact to the surrounding ecology is considered to be minimal and acceptable.

We hope that the proposal meets with your approval.



For and on behalf of

Arkiplan Architectural Ltd