

*On behalf of 'Walbax Ltd'*

## **Planning Statement**

**Submission to Tunbridge Wells Borough Council**

***Proposal: Erection of single storey extension, roof alterations, fenestration and cladding alterations and insertion of dormers to existing dwelling; Replacement of garage with car barn; Erection of dwellinghouse with associated car barn and landscaping***

**Land at,  
64, Henwood Green Road,  
Pembury,  
Tunbridge Wells,  
Kent,  
TN2 4LN**

**November 2023**

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## **Table of Contents**

1. Introduction
2. Proposal
3. Site Location and Description
4. Planning History
5. Planning Background
6. Planning Policy
7. Planning Analysis
8. Conclusion

## 1.0 INTRODUCTION

This Planning Statement has been prepared by Walbax Ltd (the “Applicant”), in support of a submission to Tunbridge Wells Borough Council (the ‘LPA’) for full planning permission for a minor residential infill scheme for a single dwelling and for householder works to enhance and extend the existing house, submitted in respect of the property and Land adjacent to, No. 64, Henwood Green Road, Pembury, Tunbridge Wells, Kent, TN2 4LN” (hereafter referred to as the “Site”), as shown on the Site Location Plan.

## 2.0 PROPOSAL

The proposed scheme would be for the part residential development of the side garden land to the west of the dwelling known as ‘64, Henwood Green Road’ and for householder alterations and extensions, to enhance the existing property, including raising the ridge, altering the roof form, inserting new dormers and installing new cladding and fenestration changes. The proposal would also see the demolition of the existing garage and its replacement with a carbarn and a new carbarn to serve the new dwelling, together with associated parking and landscaping.

The proposed description of development is as follows:

***‘Erection of single storey extension, roof alterations, fenestration and cladding alterations and insertion of dormers to existing dwelling; Replacement of garage with car barn; Erection of dwellinghouse with associated car barn and landscaping’.***

The application is made up of two parts, the first relating to a new single dwelling as an infill scheme and the other being householder works to the existing chalet bungalow, by subtly raising the roof, where the property can then provide additional accommodation within the roof space and to seek for an improved design and material changes.

### *New Dwellinghouse*

Full planning permission is sought for a minor residential (‘infill’) development on part of the Site, to create a dwelling to the west of No.64, together with associated parking, carbarns and landscaping. The proposed dwelling would be of a farmhouse style typology and of a traditional vernacular. The proposal would include a four/five-bedroom property, set within a mini courtyard setting, with associated car barns to each property.

### *Enhancements/Alterations to Existing Property*

Householder planning permission is also sought for works, including raising the ridge height, changing the roof from hip to gable, and inserting new dormers and making changes to the

fenestration and external design and appearance. The scheme also seeks the demolition of the existing garage and its replacement with a carbarn.

For full details please refer to the Design & Access Statement. This application is accompanied by a set of contextual drawings, including existing and proposed plans, together with a full coloured streetscene, which show the proposed dwelling within its plot context and against the existing and altered house.

To prepare a comprehensive, well justified, and robust submission, the application is supported by specialist technical advisers and consultants, including ecology, arboriculture and architecture.

The scheme includes the following plans and reports:

- Design & Access Statement – James Clague Architects
- Planning Statement – Walbax Ltd
- Full Contextual Coloured Plans – James Clague Architects
- Full Existing Plans - James Clague Architects
- Full Proposed Plans - James Clague Architects
- Phase One Ecology Survey – Sean McMinn
- Bat Survey – KB Ecology
- Tree Survey & Report – Abi St Aubyn

### **Scope and Purpose of Planning Statement**

This planning statement sets out the key policy parameters, Site context, Planning History, the design approach and rationale and an analysis of the proposed scheme to present a planning case and a conclusion for supporting development.

This statement supports the submission of a residential and householder application, made to the Local Planning Authority ('LPA') Tunbridge Wells Borough Council (hereafter referred to as 'TWBC') for proposed development.

### **Proposed Design Principles**

The built form within the development (including the retention of No. 64) will include a two-storey proposed dwelling and an enhanced 1.5 storey dwelling, through works to the existing property.

The proposed massing, profile, and materials used for the proposed dwelling and the alterations to the existing dwelling, have been carefully designed to respond positively to this location and to the local vernacular and context.

Please refer to the proposed plan below:

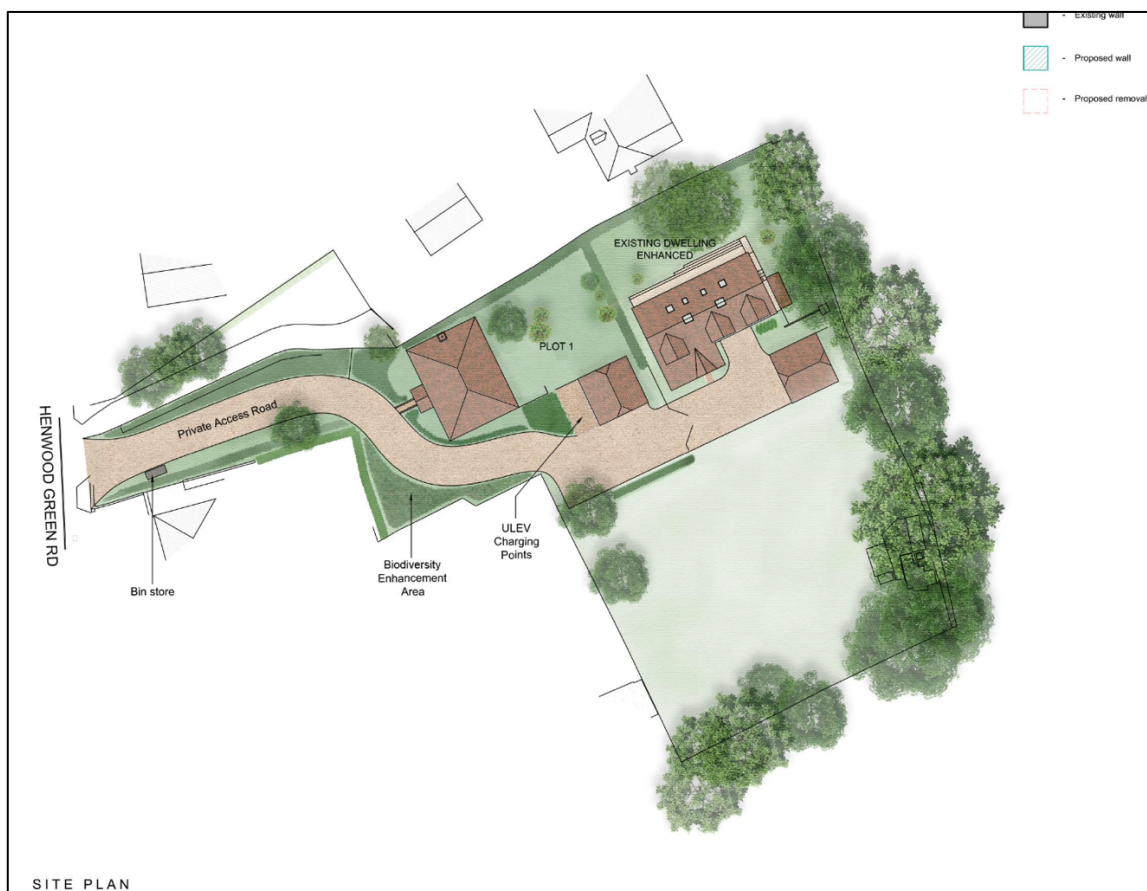


Figure 1 Site Layout Plan Proposed

### New Dwellinghouse

The design is fully sympathetic to, and in scale with the land use and local building style of the surrounding areas. The footprint, layout and siting of the proposed dwelling, and the resultant existing dwelling, have been considered to create an informal yet clustered arrangement that will assimilate well within an almost quasi-farmstead style context. The scheme employs soft materials, including dark stained timber weatherboarding and stock brickwork to the existing dwelling, with tile hanging and oak post porch, for the farmhouse style dwelling, to create a high-quality built environment.

For full details on the design, please refer to the Design & Access Statement, prepared by James Clague Architects.

See proposed contextual plans below:



Figure 2 - Proposed Contextual Elevations

The details of the proposal can be shown as a sketch style of the proposed dwelling:



Figure 3 Proposed Farmhouse Style Dwelling

The new dwelling would employ a farmstead style design and typology, with the farmhouse dwelling benefiting from traditional detailing, including a chimney, an oak post porch, and brick and tile hung materials. The dwelling would utilise high quality materials and timber windows/fenestration, to deliver a well-designed scheme.

### Roof and Fenestration Alterations & Extension and Demolition of Garage

The changes to the existing dwelling would see the currently non-descript chalet, with sloping dormers and a hipped roof, transform into a more formal and balanced 1.5 storey chalet of an attractive design.

The chalet would now include pitch dormers and a slightly raised ridge height, together with gable ending the roof form. The alterations to the existing dwelling would see the use of black stained weatherboarding and a brick base, with a gable end form and dormers and the use of clay tiles. The proposal would also include the demolition of the ugly single storey side element and see it replaced with a side extension of a single storey form.

The design would include timer dark stained weatherboarding and a brick plinth and timber or aluminium windows. See enhanced dwelling proposed, with outline of existing dwelling in red:

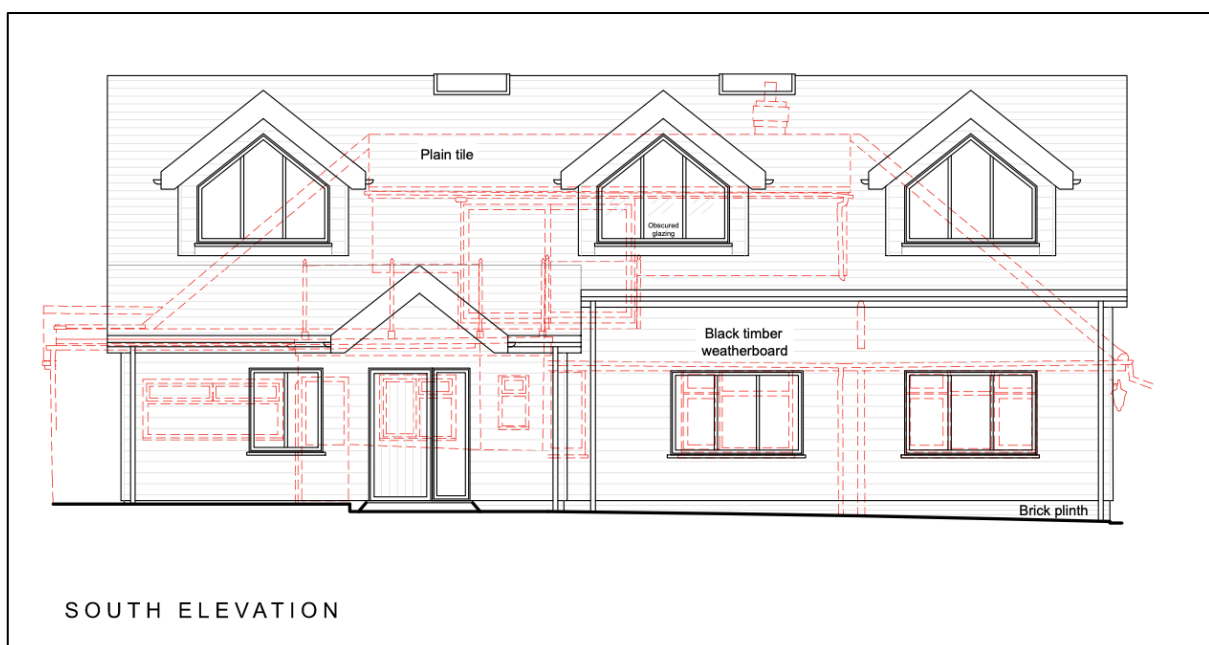


Figure 4 Enhanced Dwelling Proposal

### **3.0 SITE LOCATION AND DESCRIPTION**

#### Immediate

The Site relates to the dwelling known as 64, Henwood Green Road, which lies to the eastern side of Henwood Green Road, located to the south-eastern end of Pembury and lies within the wider settlement of Pembury, Kent.

The land is part of the wider and established garden of '64, Henwood Green', which adjoins and comprises a large and extended garden land with associated outbuildings. The dwelling itself comprises a large chalet bungalow of a traditional design. The existing means of access is served via a private shared access, off Henwood Green Road to the west.

The site that is subject of this application is located wholly within the Limits to Built Development (LBD1) and outside of the Metropolitan Green Belt and AONB. The site currently forms part of the garden and entrance approach of no.64 Henwood Green Road and is adjacent to the High Weald AONB. The site subject of this application is therefore relatively unconstrained in planning terms.

The site is physically adjoined by Pepinburgh House, to the north, together with the properties of 52 and 56, Henwood Green Road, to the west and properties to the south-west and north-east. There is an area of open countryside/open space to the east, which forms part of the wider Green Belt designation. The wider Site comprises a large, maintained garden area, with two outbuildings, and an established row of trees and hedgerow to its eastern and south-eastern flanks.

### Surrounding

The Site lies within the 'Limits to Built Development' of Pembury, as so prescribed by the Local Plan and the emerging Local Plan, with existing residential development to various aspects. The street scene adjacent comprises a mix of mainly traditional buildings in their design, with both brick built and timber weather boarded properties along the road, including two storey and bungalow forms.

## **4.0 PLANNING HISTORY**

The relevant planning history is set out as follows:

Single new detached dwelling

Ref. No: 01/00631/FUL | Status: Approved

Outline (means of access and siting not reserved) - Seven dwellings

Ref. No: 88/01775/OUT | Status: Refused

Four detached dwellings

Ref. No: 90/00813/FUL | Status: Withdrawn by Applicant

Outline (means of access and siting not reserved) - Residential development of 7 houses

Ref. No: 91/00066/OUT | Status: Refused

Single new detached dwelling (revised scheme following planning permission in January 2002 TW/01/00631/FUL/AS3)

Ref. No: 03/00052/FUL | Status: Approved

Submission of joinery details pursuant to condition 3 of TW/03/00052

Ref. No: 03/01693/SUB | Status: Approved

Submission of details of external works pursuant to condition 5 of TW/03/00052

Ref. No: 03/01694/SUB | Status: Approved

Submission of details of materials pursuant to Condition (2) of TW/03/00052

Ref. No: 03/02339/SUB | Status: Approved



## 5.0 PLANNING BACKGROUND

A pre-application scheme was submitted for 3no. dwellings in April 2023 by Walbax Ltd, where a response issued on the 1 June 2023. Details are as follows:

***Application No: 23/00951/PAPL***

***Pre-Application Advice (Letter) - Erection of 3no. Dwellings (farmstead typology) together with associated parking, garaging and landscaping***

Although some concerns were raised with the development of the wider site, it was considered that the single dwelling to the west of No. 64, located in the built confines and outside of the Green Belt, would be acceptable, where:

*“The single dwelling inside the LBD is considered acceptable in principle”.*

In terms of the design, the officer commented as follows:

*“There are no particular concerns with the design of the dwellings, and it is considered that they would be suitable for a rural Kent village location.”*

Some potential concerns were raised on the separation distance between the plot and No. 64; however, overall support was given to this aspect of the pre-app submission.

In response, the application now presented only relates to the plot that was considered acceptable at pre-application stage and has sought to improve the relationship between the units. The changes include increasing the separation distance to in excess of 19m, adjusting the orientation of the proposed dwelling slightly (away from No. 64 and its core private garden) and introducing close board fencing between the boundary of the units with trellis above, and securing proposed landscaping along the border, in the form of structural tall planting.

It is considered this will result in an acceptable form of development that will provide sufficient amenity to the occupiers of both dwellings and represent an efficient use of land, cited within a sustainable location.

## 6.0 PLANNING POLICY

### National Policy

National Planning Policy Framework - NPPF (July 2021)

The NPPF sets out the Government’s planning policies for England and puts “*the presumption in favour of sustainable development*” at the heart of the planning system. The following chapters are relevant to the proposal:

- Chapter 2 – Achieving Sustainable Development
- Chapter 4 – Decision Making
- Chapter 5 - Delivering a sufficient supply of homes
- Chapter 11 – Making efficient use of land
- Chapter 12 – Achieving well-designed places
- Chapter 15 – Conserving and Enhancing the Natural Environment
- Chapter 16 - Conserving and enhancing the built environment

## NPPG

The National Planning Practice Guidance (NPPG) builds on principles within the NPPF and provides further detailed technical guidance.

- Para. 106 – Guidance relating to the application of conditions upon planning permissions.

## Local Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, applications for development which are in accordance with these policies should be allowed unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are material considerations.

Throughout this section, the planning proposals for the Site are addressed in the context of the Development Plan for Tunbridge Wells. The relevant documents comprise:

- Tunbridge Wells Local Plan (2006) “Saved” Policies;
- Tunbridge Wells Core Strategy (2010); and
- Tunbridge Wells Site Allocations Local Plan (2016).

The adopted Development Plan for Tunbridge Wells is made up of the following policies:

### **Pre-Submission Draft Local Plan 2021**

Policy AL/HA6

### **Site Allocations Local Plan Adopted 2016**

Policy AL/STR 1: Limits to Built Development

### **Tunbridge Wells Borough Core Strategy 2010**

Core Policy 1: Delivery of Development  
Core Policy 4: Environment  
Core Policy 5: Sustainable Design and Construction  
Core Policy 6: Housing Provision  
Core Policy 8: Retail, Leisure and Community provision  
Core Policy 14: Development in Villages and Rural Areas

### **Tunbridge Wells Borough Local Plan 2006**

Policy LBD1: Development outside the Limits to Built Development  
Policy EN1: Development Control Criteria  
Policy EN13: Tree and Woodland Protection  
Policy EN16: Protection of Groundwater and other watercourses  
Policy EN18: Flood Risk  
Policy EN25: Development affecting the rural landscape  
Policy TP4: Access to Road Network  
Policy TP5: Vehicle Parking Standards  
Policy TP9: Cycle Parking

### **Other documents:**

- Kent Design Guide Review: Interim Guidance Note 3 (Residential parking);
- High Weald AONB Management Plan 2019-24
- Historic England guidance note, GPA3 'Settings and Views'
- Draft Pre-Submission Local Plan (Version for Planning & Transportation Cabinet Advisory Board on 11 January 2021)

### Local Plan Status

#### *Borough housing supply and delivery*

The appeal decision at Land at Common Road, Sissinghurst was issued on 21/03/16. Some conclusions on this appeal (in respect of housing land supply) are highly objectively assessed need (at that point in time) that applying "the Council's *preferred backlog, buffer and claimed deliverable supply against the SHMA figure of 648 per year* results in a supply of only 2.5 years of housing land".

At present, based on the 2020/2021 Housing Monitoring Report (AMR), TWBC are only able to demonstrate a 4.93 years supply of housing.

The main issue in relation to this proposal from a planning policy viewpoint is the principle of housing development and the suitability of the site in light of national and local policy.

Whilst legislation still provides for planning decisions to be made in accordance with the provisions of the adopted Development Plan, increasingly the weight to be afforded to the NPPF and NPPG as “other material considerations” has grown and become the determining factor in many cases. This is particularly the case with respect to the policy area of housing supply and delivery, as Tunbridge Wells are unable to demonstrate a deliverable 5-year Housing Supply, which has consequences for decision making on housing planning applications.

## **7.0 PLANNING ANALYSIS**

This section of the report sets out an assessment of the proposed development against the relevant planning policy, material considerations and guidance. A topic-based approach is taken in respect of the prevailing planning considerations, with due regard to the planning policies at National and Local level.

### **a) Principle of Development**

The site (subject of this application) relates to an infill scheme for a new dwelling, where it lies within the existing built confines (LBD1) of Pembury, as prescribed by the Tunbridge Wells Site Allocations Local Plan (2016) and emerging Allocations LBD (2023), where the adopted and emerging Development Plan policies seek to direct new residential development in such sustainable locations, which is indicated by the extended and existing LBD.

Given the site lies within the LBD1, the principle of new residential development would therefore be acceptable, as confirmed by the recent pre-app advice.

The scheme also relates to householder works, for alterations and extensions to the existing property. The site lies within the limits of built development, where accordingly, there are no specific householder extension policies that apply, but any such works would be governed by the wider plan policies on design, landscape and townscape impact.

In light of the above, the works to the existing house would be acceptable in principle, subject to the scale, mass, bulk and design of the resultant dwelling matching the existing and surrounding context.

### **b) Design and Layout (Visual Amenity and Environmental Role)**

The adopted Development Plan Policy (including Core Policies 4 and 14) requires the conservation and enhancement of the AONB (adjacent) and the rural landscape and built environment. The council aspires to achieve high quality design throughout the borough, and policy CP1 and CP4 of the Core Strategy 2010 and Policy HD4 of the NP seeks to manifest this aim. In order to achieve high quality design, the council expects that proposals

will positively respond to and, where appropriate, enhance the character of their surroundings. It is important that development contributes to its context.

The proposal (as demonstrated from the plans and the DAS) has sought to incorporate one unit in the style of a farmhouse, to reflect this edge of village location, which is considered to be acceptable, both in design terms and in regard to its scale, form and layout.

The changes and alterations to the existing dwelling would result in a dwelling which sits comfortably within its plot and results in a dwelling which is visually acceptable and integrates well within its context.

In light of the above, it is considered that the proposal would be acceptable in visual terms and sustainable, from an 'environmental role' perspective and therefore the scheme is considered to accord with the Local Plan design and protection policies and the guidance in the NPPF when taken as a whole.

### **c) Residential Amenity**

Policy EN1 of the Local Plan seeks to ensure a good standard of amenity, where proposals must respect the amenities of occupiers of neighbouring properties and uses, and provide adequate residential amenities for future occupiers of the development by ensuring that development does not result in activity or vehicular movements, overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties.

The development of this part of the Site to a single dwelling, would represent a compatible use to its village and semi-suburban surroundings, and given the minor scale of development proposed, would not result in inconvenience or disturbance to existing residents through increased traffic, as to be significant to demonstrate harm to their residential amenity, to a level that could justify a refusal of planning permission.

The scheme as shown by the accompanying plans, through both the careful design, separation distances, scale, layout and height of the dwelling and the resultant dwelling, would ensure no adverse amenity issues through either overlooking/interlooking, or overbearing development.

The scheme would be designed to meet NDSS and arranged to provide an acceptable relationship between the new property and the existing property and the immediate neighbour. The scheme would ensure sufficient private amenity space, as to provide adequate residential amenity for future occupiers and good garden space for each property.

The proposal would ensure sufficient residential amenity for existing and future occupiers, in accordance with Policy EN1 of the Local Plan.

## **d) Parking and Highways**

### *Parking*

The development would provide on average 3 spaces per dwelling for the existing and proposed housing, through 2no. spaces each within the car barns proposed and through open spaces (1no. formal space to the proposed dwelling and informally in front of the existing dwelling), which would represent appropriate levels of parking provision for each dwelling based on its size and type. There would also be in excess of 6m deep reversing spaces to each space.

The scheme is in accordance with the Kent Design Guide Review: Interim Guidance Note 3 - Residential Parking (2008) and Policy TP5 of the Local Plan.

### *Highways Impact and Access*

Policies TP4 and EN1 of the Local Plan seeks for proposals to safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access.

The proposal would utilise the existing vehicular access on to Henwood Green Road, off a private shared access, to serve the proposed residential units.

In respect of consequential trip generation, given the minor scale of development proposed, it is unlikely the scheme would have a severe impact on congestion or highway safety and overall would have a minor impact upon the local highway network, which is considered acceptable.

In terms of the internal road layout, there would be sufficient provision of footways, carriageway widths and turning space.

In light of the above, the scheme will not result in highway safety issues and would comply with Policies TP4 and EN1 of the Local Plan.

## **e) Landscaping and Ecology**

Policies CP14 and EN25 of the Local plan requires that new development protects and enhances the natural environment by incorporating measures where appropriate, including biodiversity and landscape enhancements.

Existing hedgerows and trees around key boundaries have been retained and protected where appropriate, as advised by the tree consultant, Abi St Aubyn.

### *Trees*

The scheme is supported by a full Arboricultural Tree Survey and Report, prepared by Abi St Aubyn, which confirms that no notable trees are to be removed or impacted on site. Whilst some small trees at the entrance are to be removed, these are of low amenity value and the scheme includes new native planting species, which can be conditioned in regard to full details and planting types.

### *Landscaping*

The scheme would include new planting within the Site, including a mix of native and near native species, to offer an attractive sense of place at the arrival, with green pockets and verges on either side and within the site to add interest for the new dwelling and enhanced existing dwelling. Please refer to the Block Plan and the DAS.

The retention of existing planting where possible and the proposal of substantial new native planting, would help the development integrate sensitively within its context and deliver environmental improvements and comply with Policies CP14 and EN25 of the Local Plan.

### *Ecology*

An Ecological Scoping Phase One Survey (PEA) has been prepared by Sean McMinn of Marsh Environmental, where it concludes overall there is no presence of most notable species on site. The report, however, did identify the potential for bats in the main dwelling and the existing garage to be demolished – based on their condition and recommended a single bat survey.

As a consequence, a bat survey was undertaken by KB Ecology in September at dusk, under good conditions, where it was recorded that no bats were present or observed and no further survey work required.

In light of the above, it considered that the development will not result in any harm to protected species or wildlife. The scheme will also seek to deliver biodiversity enhancements, through good planting and landscaping.

### **f) Flood Risk / Drainage**

Part of the northern area of the site, where the access lies, is within Flood zone 2/3. That said, the developable area of the site lies outside of these and only within Flood zone 1, where the probability of flooding is low.

The scheme would utilise good sustainable urban drainage practices and a condition on drainage details can be secured and/or dealt with at building regulations stage.

## **8.0 CONCLUSION**

Full planning permission is sought for the erection of 1no. dwelling to the west of No. 64, of a farmstead style aesthetic, introduced on a Site within the defined Limits of Built Development (LBD) of Pembury, with no designations, where there is planning support in principle for accommodating new 'infill' residential development, together with associated parking, carbarns and landscaping. The scheme will also include the sensitive alteration, extension and enhancement of the existing property, through various sensitive householder works, raising the architectural standard and finish for the better in this locality.

A sensitive scheme is presented and has been prepared positively. Having particular regard to the emphasis in the NPPF and NPPG on supporting sustainable development (Para. 11d) and the contribution to the 5-year housing land supply – with no notable harm, it is considered that the proposal would deliver strong public benefits.

Based on the assessment given above, the proposal is considered to constitute sustainable development. The development would not cause significant harm to neighbouring amenity, highway safety, trees or to the surrounding townscape and landscape character. Overall, the proposed development is considered to be acceptable in the balance of issues discussed.

Given the above, it is requested that the proposed scheme should be positively viewed by officers in the context of the NPPF and the Local Plan and planning permission should be granted without delay.