

Maidstone Borough Council
Mid Kent Planning Support
Maidstone House
King Street
Maidstone
ME15 6JQ

24th November 2023

Our Ref: 22/014 (Frost)

Dear Sir/ Madam,

PROPOSAL: Erection of replacement dwelling (resubmission pursuant to refused application 22/504631/FULL)

SITE: Dickley Wood, Ashford Road, Harrietsham, Kent, ME17 1BJ

This application seeks planning permission for the erection of a replacement dwelling at Dickley Wood, following the refusal of application 22/504631/FULL.

The original application was refused on two grounds, which are:

1. The significant additional mass and volume of the proposed building when compared to the existing dwelling would cause substantially greater and unacceptable visual harm to this countryside location. The excessive mass and scale of the new building would fail to either maintain or enhance local distinctiveness. The building would fail to respect the rural character of the countryside and would cause visual harm in short views from the access road and open areas of countryside to the west of the site. The proposed development would be contrary to policies SS1, SP17, DM1 and DM32 of the Maidstone Local Plan (2017) and Policy D1 of the Lenham Local Plan (2021).
2. The submitted application has failed to demonstrate through a phase one habitat survey that the proposal would not adversely harm biodiversity and habitats including the existing hedgerows and trees due to be removed to allow the development of the site. The proposals would therefore be contrary to policy DM3 of the Maidstone Borough Local Plan (2017) and the aims of the National Planning policy Framework (2021).

The delegated report further expands on reason 1 for refusal, and the concerns are:

- i. the proposed dwelling would present a disproportionate replacement of the existing modestly sized cottage, particularly considering that the replacement dwelling's scale would exceed that of the main dwelling to the south, to which the cottage is closely related, exacerbated by the use of projecting balconies and terraces to three of the elevations of the proposed building which seek to extend the volume of the property beyond the internal planform;
- ii. the substantial increase in built development on the site, resulting in a replacement dwelling that bears no resemblance to the existing cottage in scale

terms is considered to introduce a visually over dominant form of development, which would impact negatively on the visual character of the countryside;

- iii. the excessive volume of the property, larger not only than the existing cottage but also the existing main dwelling to the south results in a development which would individually fail to be visually acceptable in the countryside;

The concerns outlined above have duly been take into consideration at the redesign stage to ensure that the scheme as proposed herewith, will constitute a development that harmonises with and is appropriate for the locality. It also a betterment to the fallback option, which is to extend the cottage as existing allowed under the Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020, Schedule 2, Part 1 Classes A & AA.

	External Footprint	Internal Ground Floor Area	Internal First Floor Area	Gross Internal Floor Area	Volume
Fallback Option (PD)	214.58	193.34	73.5	266.84	1076.23
Proposed Scheme	207	184	72	256	1051
Total Increase	-7.58	-9.34	-1.5	-10.84	-25.23

Table 1: Fallback scheme vs Proposed Scheme

As demonstrated in the table below and elevations comparison excerpts below, the scheme as proposed herewith has a substantial reduction relative to the refused proposal result in the proposed replacement dwelling being more proportionate/akin to the existing main dwelling to the south and thus, would result in a development which would individually be visually acceptable in the countryside.

	External Footprint	Internal Ground Floor Area	Internal First Floor Area	Gross Internal Floor Area	Volume
Refused Scheme	207	184	162	346	1275
Proposed Scheme	207	184	72	256	1051
Difference	0	0	-90	-90	-224

Table 2: Refused scheme vs Proposed Scheme



Image 1: Comparison elevation plan (refused shown in red)

With regards to the design of the dwelling, the concerns as raised by the case officer over the incorporation of projecting balconies and terraces to three of the elevations of the proposed building, as demonstrated below, projecting balconies have been replaced by Juliette balconies under this revised scheme. As evidenced by images 1 and 2, the majority of the decrease in floor space is achieved by reducing the floor area

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on the first floor by 90sqm; this scheme will therefore not have a detrimental impact on the openness of the countryside.

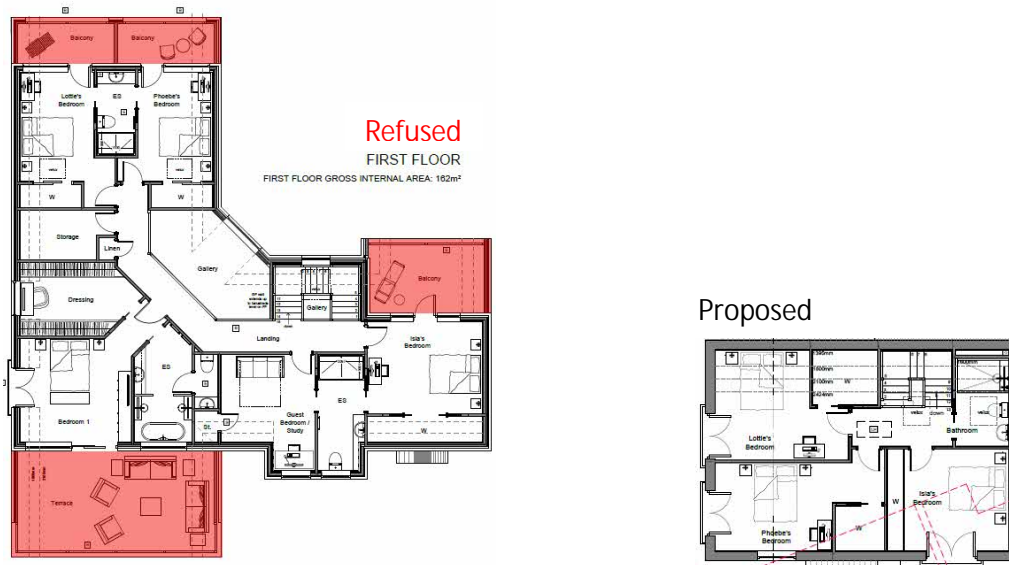


Image 2: Comparison first floor plans (extruding balconies proposed under refused scheme shown in red)

In terms of the case officer's concern over the potential visual harm in short views from the access road and open areas of countryside to the west of the site. Short and long distance views of the site are not attainable as evidenced in the images below. Notwithstanding this fact, the section of access road which runs adjacent to the application site falls under the sole ownership of the applicant, serves just the host and proposed dwelling; whereas to the immediate west of the site lies an agricultural field screened by an existing hedgerow; hence the application site and proposed dwelling will not be viewable by the general public from the access road and field to the west:



Image 3: Access road adjacent to site viewed from north.



Image 4: Aerial image excerpt.

As evidenced by the public footpath map excerpt below, the application site is not in close proximity to any public footpaths, bridleways or byways, the site is therefore not available for public view from any directions:

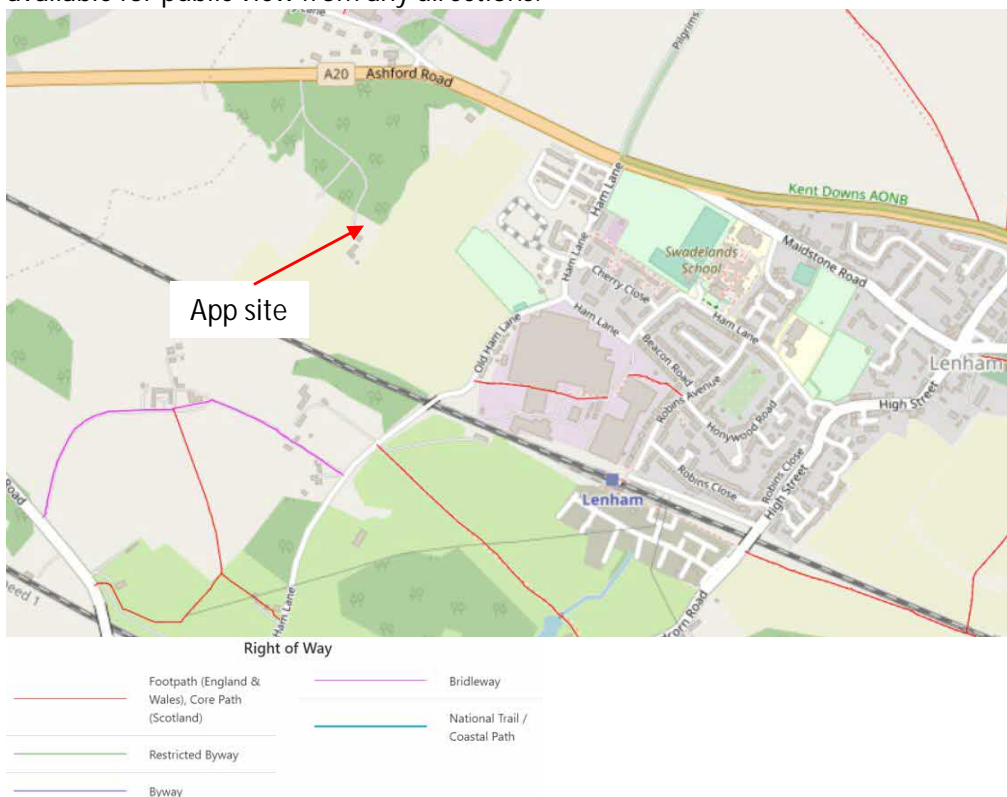


Image 5: Right of Way Map excerpt.

Due to the reasons above, the overall proposal as proposed herewith is therefore considered to adhere to policies SS1, SP17, DM1 and DM32 of the Maidstone Local Plan (2017) and Policy D1 of the Lenham Local Plan (2021).

In relation to biodiversity, it is considered that this application has fully addressed the of refusal of planning application 22/504631/FULL, as a copy of a phase one habitat survey which confirms that the proposal would not adversely harm the biodiversity and habitats including the existing bungalow, hedgerows and trees due to be removed to allow the development of the site, forms part of this application. The proposals would therefore comply with policy DM3 of the Maidstone Borough Local Plan (2017) and the aims of the National Planning policy Framework (2021).

I trust that the documentation and information submitted in support of this application enables the authority to determine this application favourably. However, shall you have any queries, please do not hesitate to contact me.

Yours faithfully,



Queenie Cheng
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Senior Planner

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