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Design & Access Statement for:

Cherry Garden Cottage, Lenham Forstal Road, Lenham Heath, Kent, ME17 2JG

Prepared By: Harriet Bedford
Date: 6th November 2023



This planning application is seeking approval for a double storey rear extension, single storey side extension and extension of existing side porch.

1. Introduction

This Design and Access Statement is in support of a second householder planning application on behalf of our clients Mr and Mrs Fish ('the applicant'), following a previous refusal for a two-storey rear and side extension, a loft conversion and garage and workshop (23/503088/FULL)

The proposal is for a revised scheme for a double storey rear extension so the new property owners can fully utilise the building in a modern and efficient way and to ensure the building meets modern lifestyle requirements by rectifying previous changes made from the conversions back in 1974.

This Design and Access Statement demonstrates how the proposal will deliver a high-quality residential development which will integrate with its surroundings, while addressing the previous reasons for refusal.

2. Site and Surrounding Area

The site is located in the countryside on a verdant plot in a remote part of Lenham parish, whilst being well positioned to both Lenham and Charing both of which offer a range of amenities to include shops, railway stations and schools.

The site is a relatively flat rectangular parcel of land, which is made up of mature shrubbery and hedging and a large sycamore tree centrally positioned within the site area.



3. Reasons for previous refusal

- The proposed extensions and alterations to Cherry Garden Cottage would result in excessively wide, bulky and intrusive additions of poor design which would overwhelm and destroy the attractive, simple rural character and modest form of the host dwelling, to the detriment of the character and appearance of the countryside within which the property is set.
- The proposed garage, by reason of its excessive scale, together with its bulk and height, would be a dominant and obtrusive feature that would erode the openness of the countryside, and its position would transform what is currently a green, undeveloped corner of a rural garden into an opened-up, developed area with a vast swathe of hardstanding and a significant spread of built form across the site, all of which would be detrimental to the rural character of the area.
- The application has failed to demonstrate that the proposals would have an acceptable impact on trees in and around the site, both during the construction phase and in terms of future pressure for their removal. As such, it has not shown that it would not harm the visual amenity and rural character of the area in that respect, or that it has taken account of the valuable contribution established trees make in absorbing carbon emissions in the interests of mitigating the impacts of climate change.

4. Proposal, Layout & Design

The applicant has carefully considered the feedback provided in the delegated report as part of application 23/503088/FULL and is now seeking permission for a modest double storey extension and single storey side extension that is now subservient to the host dwelling while still offering the occupants the required living accommodation for a family of five persons.

Good quality design has been continued throughout the proposal by means of the chosen materials, window design and placement. Any modern glazing designs have been kept to the rear of the property so as not to have any visual impact to the street scene.

The rear extension has been set in from the host dwelling to demonstrate its subservience, including a fully hipped roof line to ensure the extension is not dominant in form. The width has been designed to accommodate the existing entrance way that will connect the existing and proposed dwellings and offer the space for additional bathrooms within the dwelling. The applicants have three children, one of which has registered Disability Living Allowance, and a separate toilet/bathroom is an important requirement for the child's care.

PROPOSED DRAWINGS



SOUTH ELEVATION



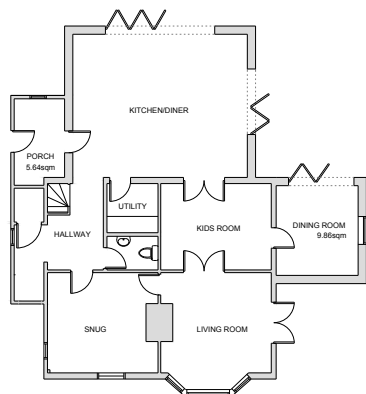
EAST ELEVATION



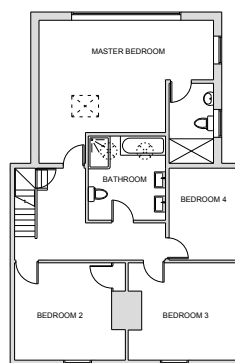
NORTH ELEVATION



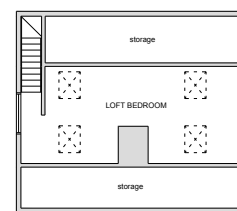
WEST ELEVATION



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

approx 78.52sqm additional



Cherry Garden cottage is located on an unclassified road, accessed from Lenham Forstal Rd opposite Crabtree Lane. Due to the mature hedging and tree line along this stretch of Lenham Forstal road the rear garden and rear elevation of Cherry Garden Cottage is not visible from either direction, significantly limiting the impact the proposal would have on the street scene. The following Images were taken on 7th November 2023 and their street view marked by arrows on the map.

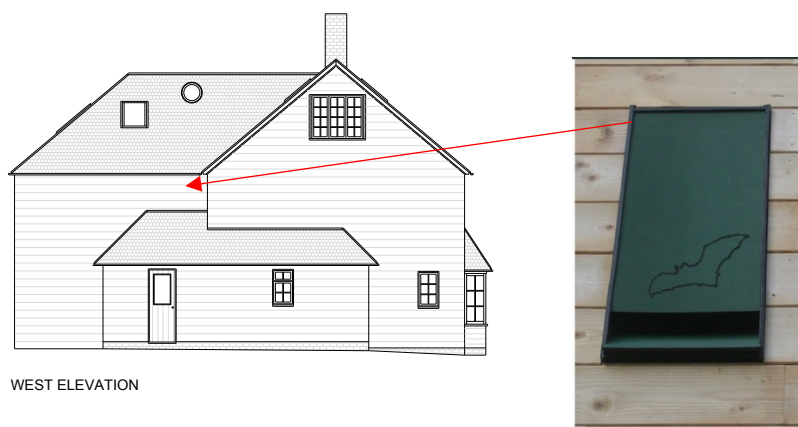
The outbuilding has been removed from the proposal and a more modest solution under permitted development rights will be considered by the applicant later.

Whilst emphasis has been placed on the requirement for a Tree Survey to protect and enhance the natural environment, we are of the opinion that there is only one tree that may be impacted by the proposal. A very large sycamore tree is in a central position within the site area. The garden land has not been properly maintained for several years due to the previous owners' personal circumstances so much of the existing vegetation is overgrown and in need of appropriate care and maintenance.

An arboriculture survey will now be included as part of this application to demonstrate the safeguarding of this Sycamore tree. Building control have also confirmed that the tree would not interfere with the proposals foundations and a soil sample has been taken to advise a 1200mm trench foundation would be satisfactory.



The applicant would also like to support MBC's initiative to enhance biodiversity by including an integrated bat box within the south/west elevation of the proposal. This is a close position to the existing hedgerow and protected from strong winds.



There is currently a log store in the garden which will remain for the positive biodiversity impact on wildlife. The boundary hedges will also remain and be carefully maintained to ensure wildlife habitats are protected. A wildlife friendly planting scheme will be incorporated into the garden following construction works.

5. Planning History

74/0204	Modernisation of two cottages and their conversion into one unit	Permitted – Sep 1974
84/0434	Erection of porch to side	Consent not required - 1984
23/503088/FULL	Erection of a two storey rear and side extension, a loft conversion with a dormer window and changes to fenestration. Erection of a 2 bay garage with attached workshop and above storage space with a leading access drive.	Application Refused – Sep 2023

6. Summary

It is considered that this revised proposal is not contrary to any current planning policies. The general layout and scale are appropriate to the rural location. We hope therefore the amendments and justification for the design would receive the full support of Maidstone Borough Council.