

## **DESIGN AND ACCESS STATEMENT**

**SUPPORTING THE PLANNING APPLICATION  
FOR THE PROPOSED DETACHED GARAGE**

**at**

**MERRIEFIELDS  
HILL GREEN ROAD  
STOCKBURY  
KENT,  
ME9 7UN**

**for**

**MR & MRS HARDY**



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Project: Merriefields, Hill Green Road, Stockbury, Kent ME9 7UN

Client: Mr & Mrs Hardy

Document: Design and Access Statement

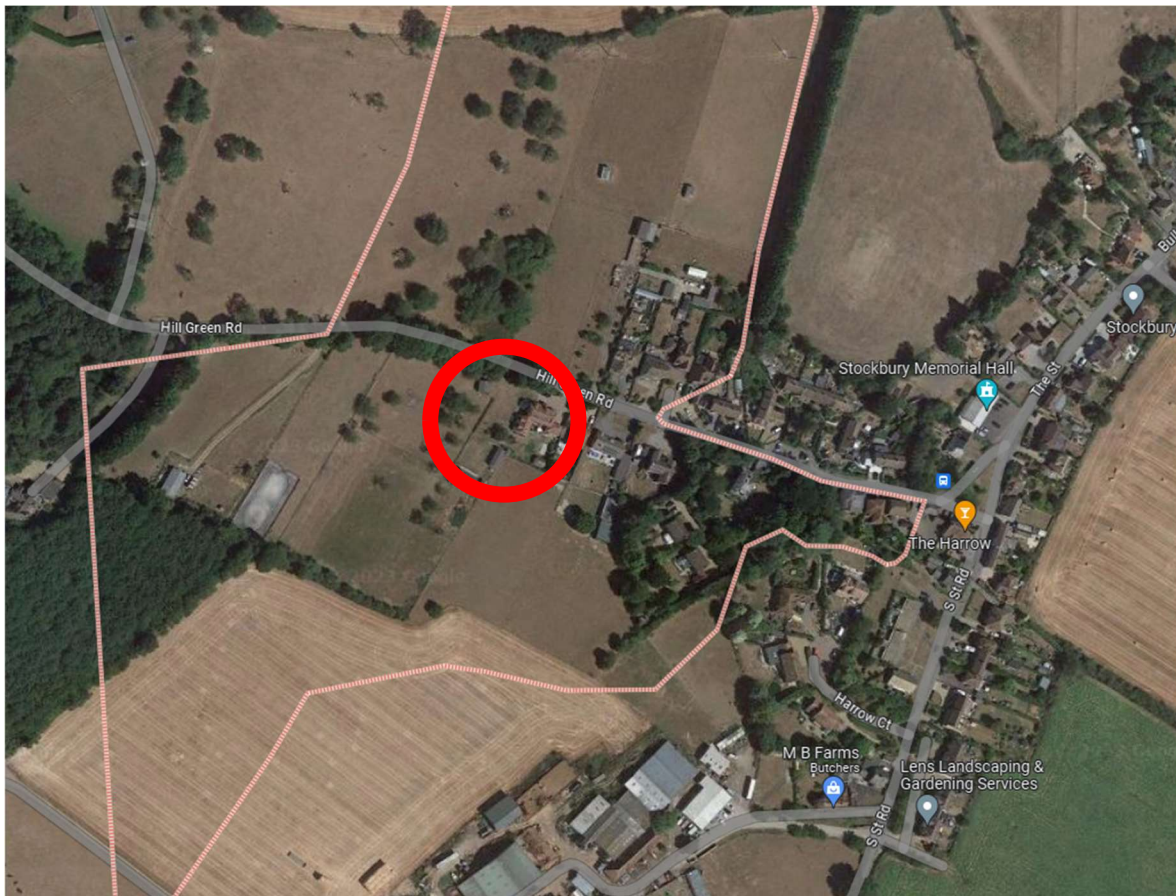
Ref: 8612-D&A Statement

<u>Issue</u>	<u>Date</u>	<u>Status</u>
1.	January 2024	Planning Issue

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## 1.0 **INTRODUCTION:**

- 1.1 This Design & Access Statement has been compiled to support a planning application for a replacement detached garage serving the existing detached dwelling.
- 1.2 The application relates to works which will include the demolition of an existing double garage and attached store and the construction of a new detached three bay garage together with alterations to the two existing vehicle access points onto the property.
- 1.3 The statement analyses the characteristics of the surrounding area and identifies the key design issues that have been considered in preparing the scheme proposals.
- 1.4 The statement then covers the proposals in context with the relevant planning and design issues and explains in more depth the design strategy behind the proposals. It then concludes with a summary of the proposed project.
- 1.5 The statement should be read in conjunction with the associated planning drawings and supporting information as part of the application.



▲ Fig 1. Aerial photograph indicating Merriefields and its surrounding neighbourhood.

## **2.0 ASSESSMENT OF SITE AND SURROUNDING AREA:**

- 2.1 This section should be read in conjunction with the location and site plan drawings.
- 2.2 The site is located on the western edge of and just within the village envelope/ settlement boundary of the rural village of Stockbury. The main house backs onto open fields to the side and rear and sits on a site with an area of approximately 4.2 Acres. It falls within the Kent Downs AONB.
- 2.3 The site comprises a domestic plot where the main house and the existing two bay detached garage are located. A small section of land with grazing/ equestrian use adjoins the residential curtilage and equestrian land forms the remainder of the land in the applicants ownership. A range of stables is situated to the south of the house.
- 2.4 The existing garage sits on the western boundary of the residential curtilage at the junction with the land in equestrian use. The overall plot is the last in what is a sequence of large residential plots extending westwards from the centre of Stockbury.
- 2.5 The existing garage and attached store is a basic timber structure detached from the main house. It does not have any particularly special features.
- 2.6 The site benefits from two separate vehicular access points from Hill Green Road; one gated crossover providing direct access into the residential curtilage and parking space to the front of the house and a separate gated crossover point further up Hill Green Road which provides access to the detached garage. There is currently no barrier between the two access points within the residential curtilage but a section of grass separates the areas of paving in front of the house and the garage.
- 2.7 Numerous mature trees and hedges along the front boundary of the residential plot provide screening and privacy from both directions (easterly and westerly) along Hill Green Road.

## **3.0 PROPOSED DESIGN STRATEGY:**

- 3.1 The proposals are to demolish the existing two bay garage and replace it with a new three bay timber garage. The two existing vehicular access points to the overall plot are also to be altered. The existing access gate to the main house is to be widened and the associated existing walls and piers altered.
- 3.2 An application for the erection of a detached garage was previously submitted for this site. It was determined under reference 23/504946/FULL and refused on 22/12/23. This current scheme takes into account the matters raised in determining the appropriateness of the previous application and addresses them accordingly.
- 3.3 The issues raised in the previous application are;

The proposed building would be located slightly further back into the site than the existing garage, such that its foremost corner would be level with, but would not protrude forward of, the main front building line of the dwelling.

Nevertheless, the building would be orientated such that its longest elevation would be angled towards the gateway and Hill Green Road, and since that elevation would be more than twice the length of the existing garage building in either of its dimensions, the visual impact would be significantly greater. This would result in a greater sprawl of built development across the site, which would give it a more developed appearance which would be detrimental to the openness of the countryside and so detract from the rural character of the Kent Downs AONB. It would be especially damaging because this property is at the edge of the village, and the new garage would be positioned on the side of the plot that immediately adjoins the open countryside and so marks the area of transition, from village edge to undeveloped countryside.

Whilst it is acknowledged that there is already an outbuilding in a very similar location, that outbuilding is far more modestly scaled and is angled more with its gable-end (shortest elevation) towards the road, plus its main footprint is virtually square in any case because the lean-to store is so very modestly proportioned. The supporting statement argues that "*the new garage will be only marginally larger than the existing*" but, it is contended, that is simply not true. For whilst the ridge height may be only approximately 0.2m higher, the footprint would be more than double that of the existing garage.

- 3.4 The points above address the main concerns raised on the previous planning application which related to the size and positioning. The current proposals are for what will be a modest increase in size of existing built form on the site. The proposed garage is of a size that would reasonably be expected for its function. The proposed materials are in keeping with the setting. The new garage will be sited sympathetically in relation to the main house. All of the preceding factors combine to address any concerns of the appropriateness of the proposals and any potential harm to the to the character, appearance and openness of the countryside.

#### AMOUNT and SCALE

- 3.5 As mentioned above, the proposed garage has been designed, sized and sited to be functional for its intended use and to be clearly subservient to the main house. The new garage has a footprint of 60 sq.m which is an increase of 20 sq.m over the original building. This includes a 2.4m increase in overall length.
- 3.6 The existing garage is not appropriately sized to allow the parking of modern sized cars.

#### LAYOUT:

- 3.7 The proposed garage will be a simple three bay structure designed around its intended use suitable for modern cars. The garage will be positioned on the existing footprint and orientation but extend slightly further into the site.
- 3.8 The new garage will replace the existing structure on the side of the property where there are no neighbouring dwelling houses so there will be no loss of light to any neighbouring residential occupiers, nor would the new garage cause them a harmful loss of privacy or outlook.

#### APPEARANCE:

- 3.9 The proposals will maintain the style of the existing garage with tiled pitched roofs and cladding to walls.

#### LANDSCAPING:

- 3.10 The existing front garden is mostly paved with mature trees, planting and hedges along the front boundary. The rear and side gardens are grassed areas. A small area of grass will be affected by the proposals but there will be minimal, if any, impact on any other planting. There are no proposals to add additional planting. Paving will be extended as necessary.
- 3.11 No trees are expected to be affected and the scale and nature of the works means that there are no significant ecological issues to consider.

USE AND ACCESS:

- 3.12 The proposals would encroach a small amount into the grazing/equestrian area and therefore this application includes for the required changes of use.
- 3.13 The existing vehicular access point from Hill Green Road will be altered to slightly widen the gates and thereby improve on current provisions. The existing boundary walls and piers adjacent to the entrance gate to the residential element will be altered as part of the changes to the gate. New boundary walls with piers largely matching the existing are to be formed around the second gate adjacent to the garage location with open fencing retained between the entrances.
- 3.14 The new garage will have minimal impact on the character of the garden space.
- 3.15 There is ample parking space within the curtilage of the property on the front driveway but the new garage will provide useful covered parking provision additional to what is currently offered by the existing structure to be replaced.

## **4.0 PLANNING HISTORY**

- Proposed infill between two front bedroom dormers  
Ref. No: 16/503531/FULL | Status: Approved
- Demolition of an existing garage building and the erection of a new building to provide a gym with studio area.  
Ref. No: 21/500185/FULL | Status: Refused
- Conversion of existing garage into a habitable space with the erection of a single storey extension to east elevation. Demolition of existing conservatory and erection of a single storey side extension to the West elevation with basement beneath. insertion of new chimney to south elevation, new dormer to north elevation, fenestration changes and creation of a new below ground swimming pool.  
Ref. No: 23/504945/FULL | Status: Refused
- Demolition of existing double garage and store. erection of a new detached four bay Garage together with alterations to the two existing vehicle access points and erection of a new front boundary wall.  
Ref. No: 23/504946/FULL | Status: Refused
- Loft conversion with 6 no dormers, including raising of the main roof, erection of a new front porch, single storey ground floor extension to kitchen and insertion of pitched roofs to existing garages and existing annexe as shown on the site location plan and on the drawing numbers 02/1150/21, 02/1150/1, 02/1150/20, 02/1150/22, and 02/1150/33 received on 7/3/2005.  
Ref. No: 05/0548 | Status: Approved
- Erection of garage  
Ref. No: 79/1036 | Status: Approved
- Erection of a rear extension and pitch roof to existing annexe shown on drawing no.s 02/1150/23/24/25/26/27 received on 15/12/09.  
Ref. No: 09/2284 | Status: Approved
- Erection of conservatory to side (west) elevation of existing house as shown on Drawing Nos 02/1150/20a, 22, 25 & 26 and Design and Access statement received on 30 July 2009.  
Ref. No: 09/1370 | Status: Approved
- Erection of a first floor rear extension to remove dormers and form vertical tile hung first floor rear elevation and erection of a chimney  
Ref. No: 14/0599 | Status: Approved
- Extension for use by elderly parents  
Ref. No: 74/0482 | Status: Approved
- An application for a certificate of lawfulness for proposed development being the erection of conservatory as described in application MA/09/0742  
Ref. No: 09/0742 | Status: Refused
- Erection of a rear extension and pitch roof to existing annexe with 2 dormer windows shown on drawing no.s 02/1150/23/24/25/26/27 and a site location plan received on 15/12/09.  
Ref. No: 09/2283 | Status: Approved
- An extension as amended by letter and plans of 30/01/76  
Ref. No: 75/1403 | Status: Approved
- Erection of first extension with 6 no. dormer windows to provide additional living accommodation, and erection of front porch extension, as shown on dwg nos 02/1150/1, 02/1150/2a, 02/1150/4a received on 30.10.02 and as amended by additional drawing no. 02/1150/3b received on 27.01.03 and 02/1150/34c received on 13.03.03.  
Ref. No: 02/1950 | Status: Approved
- Double garage  
Ref. No: 83/0834 | Status: Approved
- Change of use of land for exercising horses and construction of menage 40 metres by 20 metres including fencing and new surfacing in Softrack as shown on site location plan received on 1 May 2002 and as amended by additional documents being Site Location Plan and Softrack - Schedule of Works and Specification Sheet received on 13 May 2002.  
Ref. No: 02/0879 | Status: Approved
- Single storey extension  
Ref. No: 77/1034 | Status: Approved

## 5.0 SUMMARY

- 5.1 Overall it is felt that the proposed garage is well considered in terms of scale, design and siting for a structure that is ancillary to the main dwelling. The new garage would clearly be ancillary to the use of the main house and would not have a detrimental impact on the surrounding space.
- 5.2 The proposed garage retains the orientation of the existing garage away from Hill Green Road and therefore has limited additional visual impact nor would it have an adverse impact on the character or openness of the countryside.
- 5.3 The proposed garage does not compete with the main house and the positioning is considered sympathetic away from the front of the house and on the footprint of the current garage. The design is a simple timber structure similar to that of the current garage.
- 5.4 Although the property has ample car parking, the current covered/garage parking is inadequate for modern sized cars. The proposal will create one additional covered space, but this will allow cars currently parked outside to be parked under cover.
- 5.6 The changes to the entrances are considered modest and are inline with those of neighbouring properties.