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Planning, Design, Access and Heritage Statement

Land to the Rear of Albion House, Marden

CLIENT: Elizabeth Reeves

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MB/TH/32106

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1 INTRODUCTION

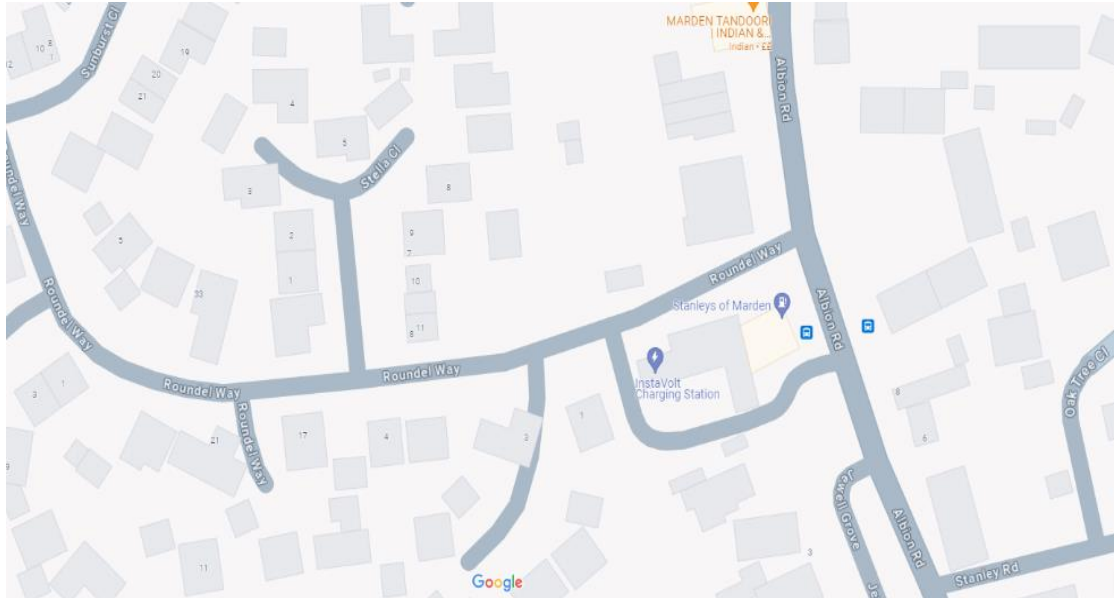
1.1 PURPOSE OF THIS STATEMENT

- 1.1.1 This Planning Statement has been prepared by DHA Planning on behalf of the applicant, Elizabeth Reeves, in respect of a full planning application for the replacement of a current garage with a 2no. bedroom dwelling at Land to the Rear of Albion House, Marden, TN12 9EA (hereby referred to as 'the Site') with associated parking and landscaping.
- 1.1.2 This Planning Statement provides a detailed overview of the Site, its relevant planning history, the development proposal and the applicable Local Plan policies, the National Planning Policy Framework, and any Supplementary Planning Documents. A Design & Access Statement and Heritage Statement are also included within this Planning Statement.
- 1.1.3 This Planning Statement concludes that the proposal is appropriate in planning terms and accordingly requests that planning permission is granted.

2 SITE CONTEXT

2.1 SITE LOCATION

- 2.1.1 The site comprises a residential plot to the rear and West of Albion House and Albion Cottage. The building in focus is the large garage towards the western boundary of the site. The garage is approximately 5 metres tall in height.



A MAP OF THE PROPOSED DEVELOPMENT SITE WITH EXISTING CURTILAGE EDGED RED (COURTESY OF GOOGLE MAPS)

- 2.1.2 The site itself is relatively free from designations or constraints. The site is not located within an Area of Outstanding Natural Beauty (AONB), a Site of Special Scientific Interest (SSSI), a Special Area of Conservation Area (SAC) or a Special Protection Area (SPA). The site is not restricted by any Scheduled Monuments or World Heritage Sites (WHS). The site is not located within the Green Belt or any parcels of ancient woodland and is not restricted by any Tree Preservation Orders (TPO).
- 2.1.3 Furthermore, the site is located within Flood Zone 1, demonstrating that it has a very low risk of flooding.
- 2.1.4 It should be noted that there is a Grade II Listed Building on the wider site, approximately 50 metres from the garage where the proposed development will take place. There are several other Grade II Listed Buildings along Albion Road, the adjacent road to the east of the site, however these buildings are unlikely to affect

the proposed development. The site also falls just within the Marden Conservation Area.

2.2 SITE SURROUNDINGS

- 2.2.1 The site is surrounded by residential development to the west, north and east, with a petrol station and an EV charging station immediately south of the site.
- 2.2.2 The site is just a 1-minute drive from the B2079, which provides connections to two major roads. Northbound, the B2079 connects to the A229 which subsequently links to Maidstone and the M20.
- 2.2.3 The nearest train station to the Site is Marden Station, which is a 9-minute walk (0.4 miles) from the site. Marden Station provides links to a variety of places, including Dover Priory (55 mins approx.), Ashford International (25 mins approx.), Ramsgate (72 mins approx.), Canterbury West (48 mins approx.), and London Charing Cross (57 mins approx.).
- 2.2.4 The nearest pair of bus stops is Roundel Way (bus stop ID: kntjwtpd and kntjwtpg) which is just a 1-minute walk (300ft approx.) from the site. These bus stops are served by the Nu-Venture-operated 22 (Maidstone-Goudhurst) and 527 (Marden-Maidstone/Tonbridge Road) services.

3 PLANNING HISTORY

3.1 OVERVIEW

3.1.1 According to the Council's online database, the applications set out in the table below are considered relevant to the proposed development:

REFERENCE	DECISION DATE	DESCRIPTION	OUTCOME
96/0207	03/04/1996	Erection of detached garage as shown on dwg nos P1 8956 submitted 27.02.96	Approved
05/0665	26/05/2005	An application for the listed building consent for the installation of solar water heating collectors on the south facing roof slope to the rear of the building as shown on the 1:1250 OS site location plan, 1:500 block plan and the proposed roof plan and elevations received on 6 April 2005	Refused
81/1720	25/01/1982	Conversion of two dwelling units and erection of garage as amended by drawing nos. 2421A(1) and 2423(1) received on 24/12/81	Approved
02/0297	24/04/2002	An application for listed building consent to demolish the existing garage and store and erection of single storey sun lounge and store, as shown on dwg nos 00.332.01 and 00.332.11 received on 21.02.02.	Approved
02/0298	23/04/2002	Demolition of garage and store and erection of single storey sun lounge and store (resubmission of MA/00/0335) as shown on dwg nos 00.332.01 and 00.332.11 received on 21.02.02	Approved

4 DESIGN AND ACCESS STATEMENT

4.1 PRE-APPLICATION ADVICE

4.1.1 For context, the proposed development received Pre-Application advice from Maidstone Borough Council in November 2023. Overall, the principle of development was supported, with few amendments required to be made to the proposed development. As such, some minor alterations to the original proposals submitted for Pre-Application advice have been made for this application, which are set out below.

4.2 USE AND AMOUNT

4.2.1 The proposed development consists of the replacement of the current large garage with a 2-bedroom house in a similar position on the plot. The new house is presented as a storey and a half, rather than full two-storey design in order to keep the ridge height down and replicate the form of the current garage.

4.2.2 The site lies within a sustainable and established residential area, meaning that the proposed residential use and dwelling will reflect the prevailing character of the area.

4.2.3 The access and layout of the proposed new house will conform to the Building Regulations Part M4 (2) Accessible and adaptable dwellings. The Parking and turning areas have been laid out to retain two parking spaces for Albion House and create 2 additional spaces for the new unit. (Parking for Albion Cottage is remote from the site and will remain unaffected by any of the proposals).

4.2.4 The application proposal has benefitted from Pre-Application advice and discussion with Officers, with amendments made to the design in response to the advice received.

4.3 SCALE

4.3.1 The garage covers a 6-metre x 10-metre area, giving it a total area of 60 metres. The height of the garage is 5 metres tall.

4.3.2 The proposed dwelling covers a 7-metre x 12-metre area. Following Pre-Application advice, an additional 1.2-metre x 6-metre area has been included in the proposal giving a total proposed dwelling area of 81.2 metres.

4.3.3 The height of the proposed dwelling from the ground to the highest point is approximately 6.7 metres. The height from the ground to the ceiling of the ground floor is 2.4 metres. The height of the proposed eaves is approximately 3.6 metres.

- 4.3.4 The proposed scale remains modest and comparable to the existing building, sitting comfortably in the streetscene and relating well to surrounding existing residential development.

4.4 APPEARANCE

External

- 4.4.1 As mentioned previously, the external appearance of the dwelling will be in the form of a 1.5-storey building, rather than a 2-storey building in order to keep the ridge height down and to replicate the existing form of the garage.
- 4.4.2 Additional to the dwelling height, there are other external features that are designed to incorporate the features of the garage. The facing material consists of black-stained timber weather boarding, which has been designed to reflect that of the existing garage.
- 4.4.3 Similar to the garage, the roof will be pitched. However, unlike the garage, the roof will be built in the form of a barn hip roof to uphold a traditional barn design. Additionally, the roof will utilise plain tile roof slopes. A dormer and new timber fencing for the boundary have also been proposed.
- 4.4.4 A dormer has been proposed. However, following Pre-Application advice, the dormer size has been reduced slightly and has been repositioned away from the eaves line to be more in line with the positioning of traditional dormers.
- 4.4.5 A comparison of the originally proposed elevations of the dwelling and the proposed elevations following Pre-Application advice can be found in **Appendices 1 and 2**.

Internal

- 4.4.6 The ground floor consists of a living room / dining room that comprises approximately half of the floorspace of the ground floor and also includes the kitchen. The entrance leads into a small hall area with the first bedroom and en-suite. Following Pre-Application advice, the addition of the 1.2 metre x 6 metre area largely forms a plant room. As a result of the plant room, the first bedroom has been reduced in size to 4.17 x 3.95m.
- 4.4.7 With regards to the first floor, the northern half of the first floor consists mostly of the second bedroom and en-suite which has a frosted window to serve it. The proposed dormer remains in the second bedroom on the east side. The other half of the first floor consists of loft space. This area contains the feature window to replicate barn loft doors and to break up large areas of walling.

- 4.4.8 A comparison of the originally proposed floorplans of the dwelling and the proposed floorplans following Pre-Application advice can be found in **Appendices 3 and 4**.

4.5 ACCESS AND PARKING

- 4.5.1 The existing entrance to the site is gained via Roundel Way, to the south of the site, which is to be maintained.
- 4.5.2 The only existing parking provision on-site is for Albion House. The proposed development intends to provide a total of four car parking spaces. Two of these spaces are provided for the proposed dwelling and the other two spaces are the existing parking spaces for Albion House which have been retained.

5 PLANNING POLICY FRAMEWORK

5.1 OVERVIEW

- 5.1.1 Under the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission are required to be determined in accordance with the provisions of the Development Plan in force unless material considerations indicate otherwise.
- 5.1.2 This section sets out the relevant policies of the adopted Local Plan and other relevant material considerations to this application. In this case, the Maidstone's Adopted Local Plan consists of:
- Maidstone Borough Local Plan 2011-2031 (2017)
 - Marden Neighbourhood Plan 2017-2031 (2020)
- 5.1.3 The material considerations listed below are relevant and to the proposal:
- National Planning Policy Framework (December 2023)
 - Emerging Draft Maidstone Local Plan

5.2 MAIDSTONE BOROUGH COUNCIL LOCAL PLAN 2011-2031 (2017)

- 5.2.1 The Maidstone Borough Council Local Plan is the key document that sets out the policies and framework to guide the future development of the Borough.
- 5.2.2 The following policies extracted from the Local Plan considered relevant to the proposal are listed in the table below:

POLICY	DESCRIPTION
SS1 – Maidstone Borough Spatial Strategy	<p>The Spatial Strategy sets out the targets for new dwellings, Gypsy and Traveller pitches. Office, industrial, warehouse, medical and retail floorspace between 2011 and 2031.</p> <p>The spatial strategy highlights Marden as a rural service centre, being the secondary focus (only behind Maidstone) for housing development.</p>
SP5 – Rural Service Centres	<p>Within the designated rural service centre of Marden, the Council will:</p> <p>(1) Focus new housing and employment development within the settlements when it is:</p>

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- (i) An allocated site or broad location in the Local Plan;
 - (ii) Minor development such as infilling; or
 - (iii) The redevelopment of previously developed land that is of a scale appropriate to the size of the village.

SP9 – Marden Rural Service Centre

Outside the Maidstone urban area, rural service centres are the second most sustainable settlements in the hierarchy to accommodate growth. At the rural service centre of Marden, as shown on the policies map, key services will be retained and supported.

- (1) In addition to minor development and redevelopment of appropriate sites in accordance with policy SP5, approximately 447 new dwellings will be delivered on five allocated sites (policies H1(43) to H1(47)).

SP18 – The Historic Environment

Heritage assets will be protected and, where possible, enhanced through encouraging and supporting measures that secure sensitive restoration, reuse, enjoyment, conservation and/or enhancement of heritage assets.

This is done through collaboration through different parties on heritage initiatives, through the development management process, incorporation of positive heritage policies and ensuring relevant heritage considerations are key in site masterplans.

DM1 – Principles of Good Design

Proposals which create high quality design and meet the following criteria will be permitted:

- (a) Create designs and layouts that are accessible to all;
 - (b) Respond positively to, and where possible enhance, the local, natural or historic character of the area;
 - (c) Create high quality public realm;
 - (d) Respect the amenities of occupiers of neighbouring properties;
 - (e) Respect the topography and respond to the location of the site and sensitively incorporate natural;
 - (f) Provide a high-quality design which responds to areas of heritage, townscape and landscape value or uplifts an area of poor environmental quality;
 - (g) Maximise incorporation of sustainable elements within development;
 - (h) Protect and enhance or mitigate any on-site biodiversity and geodiversity features;
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(i) Safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access;

(j) Create a safe and secure environment with adequate security measures and features to prevent crime, fear of crime and anti-social behaviour,

(k) Avoid inappropriate development within high flood-risk areas or mitigate any potential impacts from new development within such areas,

(l) Incorporate adequate storage of waste and provision for increasing recyclable waste;

(m) Provide adequate vehicular and cycle parking to meet adopted council standards; and

(n) Be flexible towards future adaptation in response to changing life needs.

DM2 – Sustainable Design

New dwellings should meet the Building Regulations optional requirement for tighter water efficiency, all homes should meet the strengthened on-site energy performance standards of Building Regulations.

Non-domestic and non-residential buildings should meet BREEAM Very Good for water efficiency and energy standards. Should BREEAM be replaced or any national standards increased this requirement will also be changed, if necessary, by the Borough.

DM4 – Development Affecting Designated and Non-Designated Heritage Assets

Applicants must ensure development incorporates measures to conserve and enhance (if possible) the significance and setting (if appropriate). Where appropriate, proposals should undertake a Heritage Assessment which accounts for any heritage assets, their setting, their significance and the scale of impact of development on the identified significance.

DM11 – Residential Garden Land

Within rural service centres and larger villages, new buildings on domestic garden land will be permitted provided that the higher building density does not harm the area's character, there is no significant loss of privacy, light, outlook or curtilage of neighbouring properties, there is appropriate access to the building and there is no significant noise or traffic disturbance resulting from the development.

DM12 – Density of Housing Development

New housing will be developed at a density that is of good design and does not compromise the character of the surrounding areas. Development that does not efficiently use land or have regard to the character of the surrounding area will be refused.

DM23 – Parking Standards

Car parking standards for residential development will consider type, size and mix of dwellings and the need for visitor parking, and secure an efficient and attractive layout of development whilst ensuring appropriate provision for vehicle parking is integrated.

5.3 MARDEN NEIGHBOURHOOD PLAN 2017-2031 (2020)

- 5.3.1 The Marden Neighbourhood Plan aims to ensure that all future development carried out in Marden parish is sustainable and does not result in unacceptable harm to the form and function of the village and the wider parish.
- 5.3.2 The following policies extracted from the Marden Neighbourhood Plan that are considered relevant to the proposed development are set out in the table below:

POLICY	DESCRIPTION
NE3 – Landscape Integration	All proposed developments should be designed to integrate into their surroundings in the landscape and contribute positively to the conservation of and enhancement of the landscape. Dense hedgerow planting with native species is the preferred boundary treatment if the strengthening of existing hedgerows or restoration of lost hedgerow boundaries is not possible. Artificial lighting systems, if deemed necessary, require sensitive treatment to reduce visual intrusion and negative impacts on wildlife.
BE1 – Local Character	Development proposals should be designed to protect the fabric and setting of any designated and non-designated heritage asset and respect and enhance the village. New development must be both visually and functionally sympathetic to the existing styles and materials, in order to maintain and enhance Marden’s sense of place.
BE2 – Residential Amenity	Proposals for new residential development in the Plan area, including extensions and alterations to existing properties, should ensure that adequate amenities are safeguarded for residents including neighbouring residents, particularly in respect of privacy, daylight, car parking, external lighting and outlook. Development proposals should also provide or retain adequate private amenity space, and where appropriate make provision for new pedestrian routes, cycleways and bridleways within the development with linkages to the existing such routes in the vicinity of the site. In this respect, applicants should take full account of Kent County Council’s Rights of Way Improvement Plan (ROWIP).
BE3 – Sustainable Construction	All development must be based upon the principles of sustainable construction and accord with the most up-to-date guidance and best practice. Support will be given to development that provides or incorporates low or zero carbon technologies providing development conforms with other policies in the plan.

5.4 NATIONAL PLANNING POLICY FRAMEWORK (DECEMBER 2023)

- 5.4.1 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. The Framework was revised in December 2023.

5.4.2 The following paragraphs extracted from the NPPF are considered relevant to the proposed development:

PARAGRAPH NO.	PARAGRAPH DESCRIPTION
8	<p>Sustainable development can be achieved by contributing to the following interdependent objectives:</p> <ul style="list-style-type: none"> • An Economic Objective – to help to build a strong, responsive and competitive economy, • A Social Objective – to support strong, vibrant and healthy communities, • An Environmental Objective – to protect and enhance our natural, built and historic environment.
10	<p>So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.</p>
11	<p>Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:</p> <p><i>(a) Plans should meet development needs in area, align growth and infrastructure, improve environment and mitigate and adapt to climate change,</i></p> <p><i>(b) Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:</i></p> <p><i>(i) The application of policies in this Framework that protect certain areas or assets provides a strong reason for restricting the scale, type or distribution of development; or</i></p> <p><i>(ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.</i></p>
15	<p>The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.</p>
70	<p>Small and medium-sized sites can significantly contribute to meet the housing requirement of an area and are more deliverable. To promote a good mix of sites, LPAs should:</p> <p><i>(a) Identify land to accommodate at least 10% of their housing requirement on sites no larger than 1 hectare, unless it can be demonstrated otherwise;</i></p> <p><i>(b) Seek to support small sites for community-led housing development and self-build and custom-build housing;</i></p> <p><i>(c) Use tools such as area-wide design assessments, permission in principle and Local Development Orders to help bring small and medium sized sites forward;</i></p> <p><i>(d) Support the development of windfall sites by giving great weight to the benefits of using suitable sites within existing settlements for homes;</i></p>

(e) Work with developers to encourage the sub-division of large sites where it may increase deliverability of sites.

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| 115 | Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. |
| 123 | Policies and decisions should promote effective use of land, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions. The use of previously developed/'brownfield' land should be encouraged. |
| 131 | Good, high-quality design is a key part of sustainable development and helps create better places to live and work in and helps make development to communities more acceptable. Effective engagement between applicants, LPAs and communities is effective for this as well. |
| 135 | Planning policies and decisions should ensure that developments:
<i>(a) Function well and adds to the overall quality of the area over the lifetime of the development;</i>

<i>(b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</i>

<i>(c) Are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change (such as increased densities);</i>

<i>(d) Establish or maintain a strong sense of place to create attractive, welcoming and distinctive places to live, work and visit;</i>

<i>(e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and</i>

<i>(f) Create places that are safe, inclusive and accessible to promote health and wellbeing and that prevent crime, disorder and fear of crime.</i> |
| 139 | Development that is not well designed and is not sympathetic to local design or government guidance on design should be refused. Conversely, significant weight should be given to:
<i>(a) Development that reflects local design policies and guidance; and/or</i>

<i>(b) High-quality or innovative designs that promote high levels of sustainability or raise the design standard of the area as long as they are sympathetic to the local design.</i> |
| 200 | LPAs require applicants to describe the significance of heritage assets affected, including their contribution made by their setting. |
| 205 | When considering the impact of a development proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. |
| 206 | Any harm to, or loss of, the significance of a designated heritage asset resulting from development should require convincing justification. Substantial harm to or loss of:
<i>(a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;</i>

<i>(b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II registered parks and gardens, and World Heritage Sites, should be wholly exceptional.</i> |
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5.5 EMERGING DRAFT MAIDSTONE LOCAL PLAN

- 5.5.1 The emerging Local Plan is a material consideration that is applicable to this proposal. The draft is at Regulation 24 stage, meaning that the major hearings have been undertaken and consultation of the Major Modifications has been complete, meaning that it is highly likely to be adopted in the near future. It does not carry the full weight of an adopted Local Plan but does carry some weight given the stage it is currently at.
- 5.5.2 There are no major changes in policy that would affect the outcome of the development or consideration of this application when compared to the adopted Plan. Marden is still considered a rural service centre, and much of the guidance listed in LPRSP15 is similar to the guidance found within DM1 and LPRSP6 (E).
- 5.5.3 The following policies extracted from the emerging Local Plan are considered relevant to the development proposal:

POLICY NAME	POLICY DESCRIPTION
LPRSS1 – Maidstone Borough Spatial Strategy	The spatial strategy sets out a minimum target of 19,669 new dwellings between 2021 and 2038.
LPRSP6 (E) – Rural Service Centres (Marden)	<p>Within the designated rural service centre of Marden, the Council will:</p> <p>(1) Focus new housing and employment development within the settlements when it is:</p> <p style="padding-left: 40px;">(i) An allocated site or broad location in the Local Plan;</p> <p style="padding-left: 40px;">(ii) Minor development such as infilling; or</p> <p style="padding-left: 40px;">(iii) The redevelopment of previously developed land that is of a scale appropriate to the size of the village.</p>
LPRSP15 – Principles of Good Design	<p>Proposals which create high quality design and meet the following criteria will be permitted:</p> <p>(1) Create designs and layouts that are accessible to all;</p> <p>(2) Respond positively to, and where possible enhance, the local, natural or historic character of the area;</p> <p>(3) Incorporate high quality, modern design approach and make use of vernacular materials where appropriate;</p> <p>(4) Create high quality public realm;</p>

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- (5) Respect the amenities of occupiers of neighbouring properties;*
- (6) Respect the topography and respond to the location of the site and sensitively incorporate natural features;*
- (7) Provide a high-quality design which responds to areas of heritage, townscape and landscape value or uplifts an area of poor environmental quality;*
- (8) Maximise incorporation of sustainable elements within development;*
- (9) Protect and enhance or mitigate any on-site biodiversity and geodiversity features;*
- (10) Development must have regard to national and local design guides and codes;*
- (11) Safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access;*
- (12) Create a safe and secure environment with adequate security measures and features to prevent crime, fear of crime and anti-social behaviour;*
- (13) Incorporate adequate storage of waste and provision for increasing recyclable waste;*
- (14) Provide adequate vehicular and cycle parking to meet adopted council standards;*
- (15) Be flexible towards future adaptation in response to changing life needs; and*
- (16) Ensure new streets are lined with trees and maximise tree incorporation within development.*

LPRTRA4 – Parking

Car parking standards for new residential developments will be assessed against the requirements set out in KCC’s Interim Guidance Note 3 (IGN3) to the Kent Design Guide or any subsequent revisions or superseding documents produced by the Highway Authority.

The Council may depart from established parking standards to consider specific local circumstances that require altering of parking provision, successful restoration or reuse of listed buildings, or innovative design that justifies reduced parking provision.

LPRQ&D7 – Private Amenity Space Standards

All new dwellings created through subdivision, conversion or new build should have private amenity space that is located to the adjacent dwelling (unless exceptional circumstances are stated), have external access to the private space and the rear garden must be equal to the ground floor footprint and not triangular in shape.

6 PLANNING MERITS

6.1 PRINCIPLE OF DEVELOPMENT

- 6.1.1 The overall principle of development is acceptable as the proposed development will remain similar to the proposal which received positive feedback following Pre-Application advice. Since the Pre-Application advice, there have been only a few minor amendments to the proposed design and nothing that would affect the consideration of the principle of development.
- 6.1.2 Overall, the Pre-Application advice concludes that *"the benefits of granting permission for this development with the suggested changes would significantly and demonstrably outweigh the any adverse effects the proposals would entail"* when assessed against local and national planning policy. Such amendments have been made to ensure that the proposal is acceptable, and thus, planning permission should be granted.
- 6.1.3 In addition, the Pre-Application advice also deems that the proposal is a sustainable form of development, which is highly supported by local and national planning policy. Paragraph 10 of the NPPF highlights the presumption in favour of sustainable development, highlighting that support should be given to proposals which accord with the development plan.
- 6.1.4 The development complies with policy regarding rural service centres. Marden is considered, by both the adopted and emerging Local Plans, as a rural service centre. Policies SP5 of the adopted Local Plan and LPRSP6 of the emerging Local Plan states that rural service centres should focus on new housing and permits minor development such as infilling, a form of development that this proposal represents.
- 6.1.5 Furthermore, the proposed development contributes towards the Maidstone Borough Spatial Strategy within the emerging Local Plan, which sets out a minimum target of 19,669 new dwellings between 2021 and 2038, contributing towards the windfall allowance that is relied upon.

6.2 CHARACTER AND APPEARANCE

- 6.2.1 The character and appearance of the proposed development was mostly considered acceptable following Pre-Application discussions, with only changes to the dormer required. As such, the dormer has now undergone the appropriate changes, resulting in a high-quality and visually sympathetic development that accords with local and national planning policy and local designations.
- 6.2.2 Policies DM1 and DM11 of the Maidstone Borough Local Plan and paragraphs 131 and 135 of the NPPF identify that development proposals should create high

quality design that responds positively and (wherever possible) enhances the character of the local area. Policy BE1 of the Marden Neighbourhood Plan reinforces this and states that development proposals should be functionally and visually sympathetic to existing styles and materials, in order to maintain and enhance Marden's sense of place.

- 6.2.3 The feedback from the Pre-Application advice states that the proposed building itself appears to be largely appropriately designed, suggesting that overall, the development is acceptable.
- 6.2.4 It should be noted that the Pre-Application advice does state that the original proposal's dormer design incorporated into the roof slope above the front canopy would appear at odds with the simple design of the front façade of the building. The Pre-Application advice subsequently suggests that the position of the dormer should be altered in order to prevent an adverse impact on the character of the surrounding locality. In the latest proposal, the dormer has been redesigned so that there is no longer an adverse effect on the character of the surrounding area. The dormer has been redesigned to be smaller by approximately 150mm in height, and the position has been raised by approximately 475mm to ensure that the eaves are unaffected by the dormer and that the dormer as a whole is in a more natural position with regard to surrounding character.
- 6.2.5 Given that the dormer was the only concern regarding character, and has since been amended, the proposed development is now wholly acceptable when considering character and appearance. The Pre-Application feedback states that the development with the suggested amendments would unlikely conflict with local and national policy regarding character and remains compliant with the Marden Conservation Area (see Heritage Assessment section of this report), Therefore, planning permission should be granted on the grounds of maintaining and enhancing of local character.

6.3 NEIGHBOUR AND FUTURE OCCUPANT AMENITY

- 6.3.1 The proposed development does not create any adverse amenity impact on the properties neighbouring the site. Additionally, the proposed development does not create any concerns about the privacy of any future occupants. This position was supported by the Pre-Application advice received from Officers.
- 6.3.2 Policy DM1 and DM11 of the Maidstone Borough Local Plan and the core principles of NPPF paragraph 131 demands that proposals should incorporate a 'high-quality design and a good standard of amenity for all existing and future occupants of buildings'. Furthermore, Policy BE2 of the Marden Neighbourhood Plan echoes the previous policies, stating that amenity should be safeguarded for residents in respect of privacy, daylight, car parking, external lighting and outlook. The proposed development carefully considers neighbouring amenity and complies with the policies set out above.

- 6.3.3 The southern half of the proposed roof will be full height and vaulted, with no first-floor accommodation. There are therefore no amenity concerns and in any event faces towards the site entrance and road. The western elevation, which faces the rear gardens of adjoining residential dwellings includes no-first floor facing windows, other than high level rooflights, therefore eliminating any concerns of overlooking from that side.
- 6.3.4 The window of the first floor en-suite facing north will be frosted and will be fixed shut below 1.7 metres above floor level to ensure that daylight will be retained but will prevent any potential overlooking. The appropriate treatment of this window can also be secured by condition to ensure it remains the case in perpetuity.
- 6.3.5 The east-facing dormer on first floor would be considered acceptable given that the nearest property (Albion House) is approximately 35 metres from the proposed dwelling. Additionally, most of the area in between consists of hardstanding, rather than private garden space, therefore demonstrating minimal impact on Albion House's residential amenity.
- 6.3.6 With regard to the residential amenity of the proposed development, the distance between the private garden area and the window of the nearest property is over 10 metres, which is considered acceptable distance to maintain privacy in the context of Marden.
- 6.3.7 Given that none of the listed design features, with the exception of the dormer, have changed since the Pre-Application submission, the positive feedback received from the Pre-Application advice would suggest that the aforementioned design features are agreeable. The dormer has not changed location, and still protects the residential amenity of Albion House and should still be considered acceptable in this regard.
- 6.3.8 The proposed development demonstrates that it protects the amenity of the neighbouring properties, demonstrating compliance with local and national planning policy. Furthermore, the amenity of the proposed development will not be adversely affected as it lies an appropriate distance from neighbouring two-storey properties to prevent overlooking. Therefore, planning permission should be granted on the grounds of protection of neighbouring and future occupants' amenity.

6.4 STANDARD OF ACCOMMODATION

- 6.4.1 The overall standard of accommodation of the proposed development is of a good quality and good standard for present and future occupants, which is reflected in the Pre-Application feedback by the Council.
- 6.4.2 Policy DM1 of the Maidstone Borough Local Plan and the core principles set out in paragraph 135 of the NPPF advises proposals to provide a good standard of residential accommodation overall with adequate daylight, sunlight, and privacy.

- 6.4.3 Furthermore, the proposed development would comply with policy LPRQ&D7 of the emerging draft Maidstone Local Plan. This policy requires that all new dwellings should have private amenity space that is located adjacent to the dwelling, have external access to private space, the rear garden is at least equal to the ground floor footprint and not be triangular in shape. In all respects the proposals satisfy these requirements.
- 6.4.4 The only change related to accommodation standards from the Pre-Application submission is the construction of a 1,200mm x 6,000mm extension to provide a plant room. Despite the increase in floorspace, there is still more than suitable external private space to accommodate the dwelling, therefore maintaining compliance with DM1 of the Maidstone Borough Local Plan, paragraph 131 of the NPPF and emerging draft Maidstone Local Plan policy LPRQ&D7.
- 6.4.5 The Pre-Application feedback demonstrates that both internal and external accommodation standards have been met and therefore provide a good standard of accommodation. Given that there are no other significant amendments to the proposed development, the conclusions reached by Officers at the Pre-Application stage remain applicable. On the grounds of providing a good standard of accommodation, planning permission should be granted for this proposal.

6.5 OTHER CONSIDERATIONS

- 6.5.1 The following considerations listed below are considered relevant to the proposed development:

Highways & Parking

- 6.5.2 The proposed development is unlikely to result in significant trip generation, which has been acknowledged within the Council's feedback received from the Pre-Application advice.
- 6.5.3 Paragraph 115 of the NPPF states that development should only be refused on transport grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact of the development would be severe.
- 6.5.4 The proposed development only proposes a single 2-bedroom dwelling with an already established access point, demonstrating that the development is minor and unlikely to create any significant traffic complications. Furthermore, the Pre-Application advice notes that the development is small-scale and that any increase in car journeys resulting from the proposed scheme would not be significant enough to pose any additional highway safety challenges.
- 6.5.5 The proposed parking for the development is considered acceptable by the Council and the proposed parking will not adversely affect existing parking or create an unacceptable amount of on-street parking.

- 6.5.6 Policy DM23 of the Maidstone Borough Local Plan sets out the parking standards for the Borough and adopts a flexible approach to minimum and maximum parking standards, considering local circumstances and availability of alternative methods of transport. It also seeks to encourage innovative designs that can sufficiently demonstrate that a lower provision than the minimum standard is feasible and would not have an unacceptable adverse effect on the surrounding locality.
- 6.5.7 Following feedback from the Pre-Application advice, the Council stated that the provision of 4 car parking spaces (2 allocated to the proposed development, the other 2 allocated to Albion House) would be in compliance with DM23. Furthermore, the Council states that there is no reason why the development would result in a significant material increase in on street parking demand around the local area or exacerbate any existing parking or highway safety challenges in the local area.
- 6.5.8 Given that the proposed parking will be remain the same as that submitted for the Pre-Application advice, which accords with the adopted standards, the development is acceptable with regards to parking, and therefore planning permission should be granted.

Ecology

- 6.5.9 Policy DM3 of the Maidstone Borough Local Plan and paragraph of the NPPF promotes conservation and enhancement of the natural and local environment.
- 6.5.10 The Pre-Application advice determined that the trees and vegetation within the site offer valuable elements of biodiversity and contribute positively to the appearance of the site and surrounding area. As shown on the submitted plans, these trees will be retained.
- 6.5.11 The application site comprises predominantly existing building footprint and hardstanding, and managed ornamental garden land. It is therefore of low ecological value.
- 6.5.12 This baseline position however means that there is potential to enhance the biodiversity of the site through the implementation of bird and bat boxes, new native planting, hibernacula and hedgehog houses. Further details of these could be provided through a condition.

6.6 HERITAGE

- 6.6.1 Please see the below section for a full heritage statement of the proposed development.

7 HERITAGE STATEMENT

7.1 OVERVIEW

- 7.1.1 Section 16 of the National Planning Policy Framework (NPPF) focuses on conserving and enhancing the historic environment. In doing so, paragraph 196 sets out that local authorities should take into account:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - The desirability of new development making a positive contribution to local character and distinctiveness; and
 - Opportunities to draw on the contribution made by the historic environment to the character of the place.
- 7.1.2 The NPPF defines a designated heritage asset as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the Local Planning Authority (including local listing).'
- 7.1.3 The NPPF is clear that heritage assets should be conserved in a manner appropriate to their significance. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 7.1.4 In terms of local policy, Policy DM4 of the Maidstone Borough Local Plan requires new development with the potential to affect a heritage asset to conserve, and where possible enhance, the significance of the heritage asset and where appropriate, its setting. Additionally, Policy SP18 of the Maidstone Borough Local Plan requires the sensitive design of development which impacts on heritage assets and their settings.
- 7.1.5 With regard to the Marden Neighbourhood Plan, Policy BE1 cites that proposals should protect the fabric and the setting of any heritage asset (designated or non-designated) and respect and enhance the existing character of the village.
- 7.1.6 The following provides a review of the heritage assets, including commentary on the impact of recent nearby development and the impact of the proposed development.

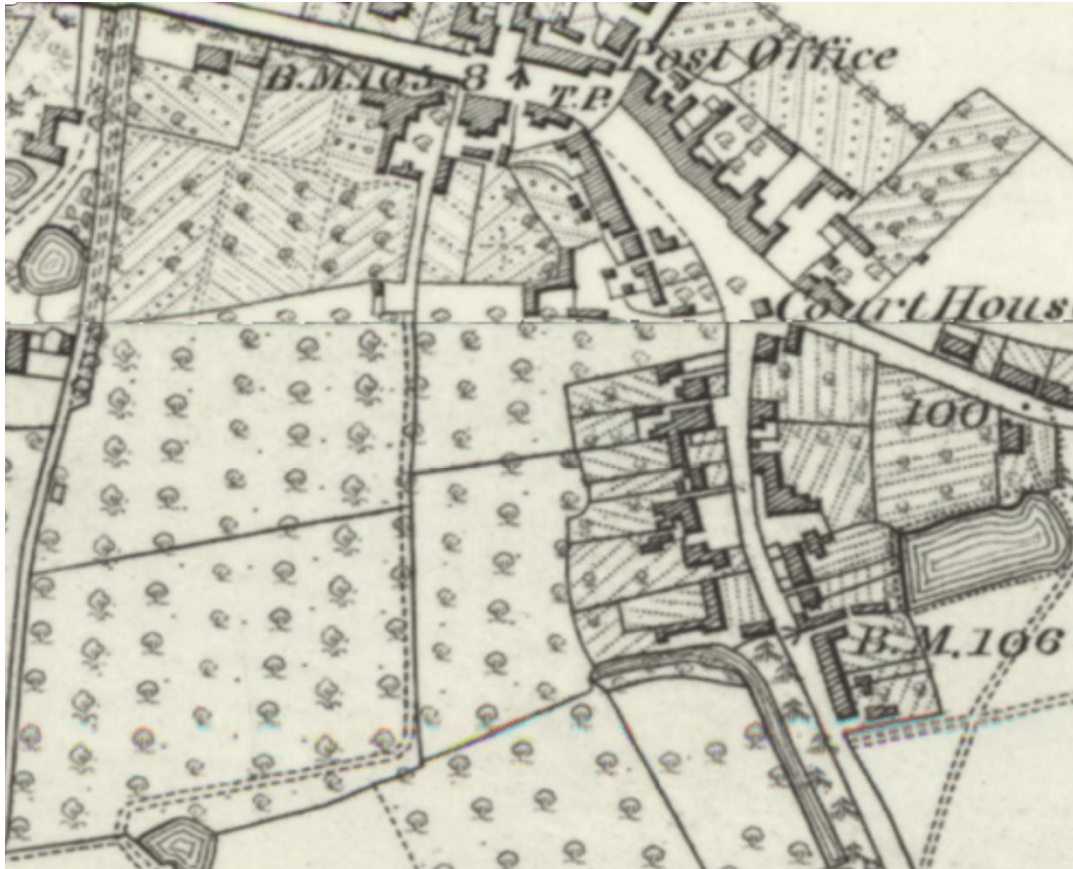
7.2 HERITAGE ASSETS

Albion House

- 7.2.1 Albion House is a Grade II Listed Building (list entry: 1060706). The entry for the listed building is as follows:

"TQ 7444 MARDEN ALBION ROAD (south-west side), 5/4 Albion House, GV II – House, formerly cottages, now house pair. C16, with late C16 or early C17, and early C20 additions. Timber framed, weatherboarded, with plain tile roof. Late C16 or early C17 house of 2 timber-framed bays, with a third bay to left rebuilt in C19 or early C20. Single-bay rear wing towards centre, probably a fragment of an earlier C16 house. 1920s cross-wing to left flush to front and weatherboarded. 2 storeys on rendered brick plinth. Jettied gable on brackets to front of left wing. Roof of main range half-hipped to right. Multiple red and grey brick stack to right end of central bay of main range. Irregular fenestration of 4 sashes; one two-storey canted bay with three two-pane first-floor sashes to left wing, one sash window with eight-pane upper and single-pane lower sash, to each end of main range and small eight-pane sash to left of stack. Door to left return elevation and half-glazed door in weatherboarded rear return wing to right. Interior: exposed framing. Chamfered cross and axial beams. Gunstock-jowled posts. Three-light diamond mullion window and grooves for vertically-sliding shutter to rear wall of main range. Sans-purlin collared common-rafter roof to central rear wing. Partly rebuilt clasped-purlin roof to main range, with diminishing principal rafters, and windbraces. Listing NGR: TQ7467644415"

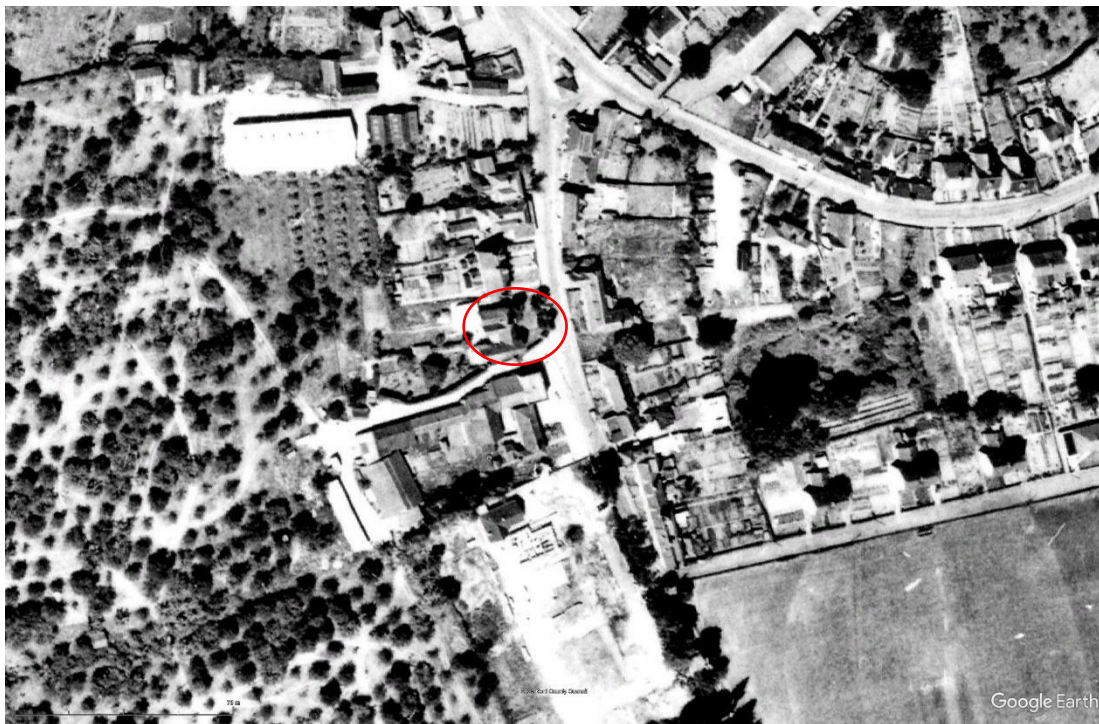
- 7.2.2 As indicated by the Historic England Entry, Albion House is a circa 16th or 17th century building, with 20th century additions. It has been highlighted by Historic England for its longevity and historic architecture.
- 7.2.3 As the following maps indicate, there were no outbuildings associated with Albion House until the existing garage was erected following its approval in 1996. A new access point to the site also appears to have been constructed during the same timescale, likely with the garage.
- 7.2.4 The layout of Albion House itself has remained consistent between the images.



MAP OF ALBION HOUSE IN 1840'S-1880'S (COURTESY OF HISTORIC OS)



MAP OF ALBION HOUSE (CIRCLED) IN 1940 (COURTESY OF GOOGLE EARTH)



MAP OF ALBION HOUSE (CIRCLED) IN 1960 (COURTESY OF GOOGLE EARTH)



MAP OF ALBION HOUSE (CIRCLED) IN 1990 (COURTESY OF GOOGLE EARTH)



MAP OF ALBION HOUSE (CIRCLED) IN 2003 (COURTESY OF GOOGLE EARTH)

Marden Conservation Area

- 7.2.5 Marden Conservation Area was designated by Maidstone Borough Council in 1977, where its boundary has remained unaltered ever since, although the area is subject to a current review and consultation. The area has been designated as a Conservation Area with the purpose of preserving the architectural or historic interest of the character and appearance of the area.

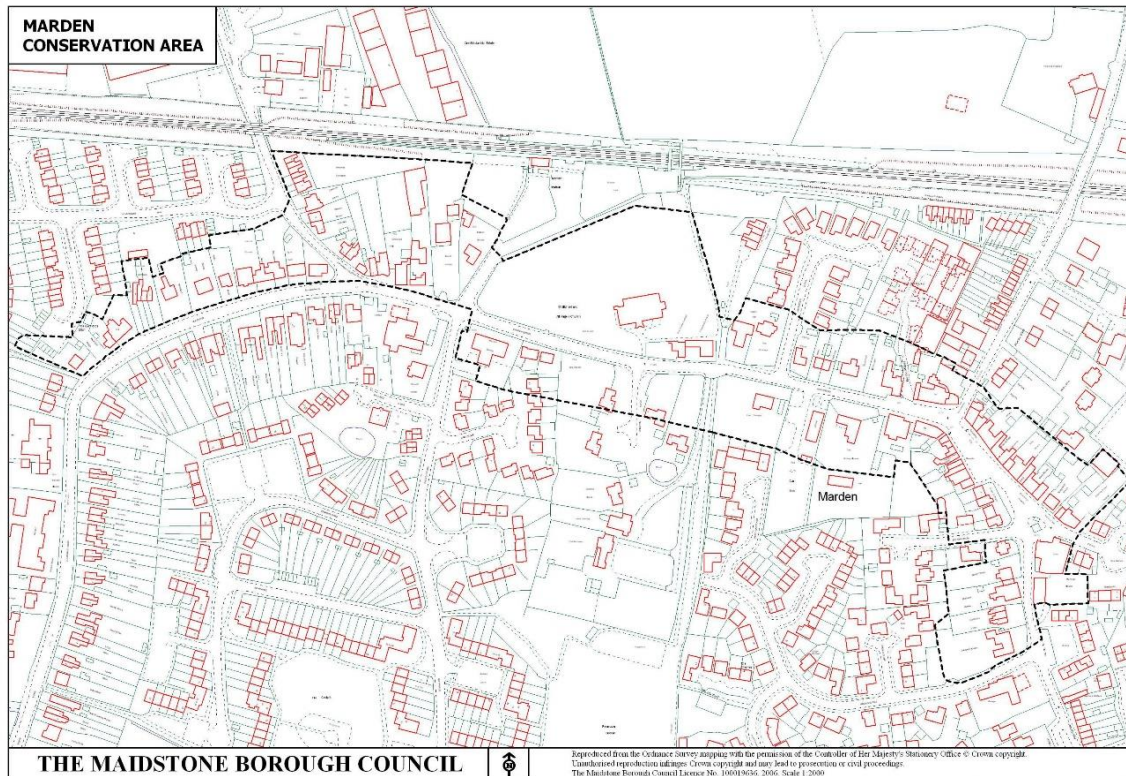


FIGURE 8: THE OUTLINE (BLACK) OF MARDEN CONSERVATION AREA IN RELATION TO THE SITE (CIRCLED) (COURTESY OF MAIDSTONE BOROUGH COUNCIL)

- 7.2.6 Marden Conservation Area has been divided into three separate character areas:
- (1) **High Street** – most applicable to the site, contains a range of different building types including Wealden Hall Houses, Victorian terraces and detached buildings, the street is wide and busy, there is a lack of greenery although there are a variety of building uses;
 - (2) **Church Green** – the churchyard is one of the few and largest green spaces in the Conservation Area, a line of mature trees lines the southern edge of the cemetery which created a park-like character,

the short ragstone walls and sloping topography allows for important views of the church;

- (3) **West End and Pattenden Lane** – West End has a mix of building types (including two-storey detached and terraced houses) of varying traditional building materials (including redbrick and weatherboarding) and varied roofscape, boundary treatment includes low picket fences and brick walls; Pattenden Lane includes a mix of terraces and detached properties of traditional vernacular materials built between the 18th and 20th centuries and sited on irregular plots, bounded by brick walls and picket fences.

7.3 IMPACT ON THE SETTING OF THE HERITAGE ASSET

Albion House

- 7.3.1 Albion House is currently used as residential dwellings and is the location of two dwellings (4 and 5 Albion House). Until in recent decades, it historically does not appear to have had any outbuildings of note located within the wider site.
- 7.3.2 As determined by the Council via Pre-Application advice, the impact on heritage assets would be minimal.
- 7.3.3 The existing single storey outbuilding is of no historic interest, meaning that there is no objection to the principle of the building being replaced. Additionally, the proposal does not include an increase in outbuildings any more than currently exists, demonstrating a minimal impact on the setting of Albion House.
- 7.3.4 The feedback from the Pre-Application advice deemed that the replacement building has been designed to be similar in appearance to a traditional barn to be compliant with Marden Neighbourhood Plan policy BE1, which cites the importance of preserving the character of the surrounding area and the Marden Conservation Area, which the site is located in.
- 7.3.5 Furthermore, the location of Albion House means that it is unlikely to be adversely affected by the proposed development. The separation distance between the proposed development and Albion House is approximately 35 metres. This retains a large and generous garden area to the rear of Albion House, meaning it will continue to benefit from a spacious setting in the context of its village location, thus preserving its setting in heritage terms. The significance of the building lies largely in its historic architecture and its setting as a wide group of historic buildings located in this part of the Conservation Area, charting the history of the village. In all respects, this significance will be preserved by the proposed development.

- 7.3.6 The Conservation Officer did express a minor concern regarding the scale and positioning of the dormer proposed. However, given that this was at Pre-Application stage, there has been ample opportunity to reconsider the scale and positioning of the dormer, which has now been amended as set out in previous sections of the Planning Statement.
- 7.3.7 It is considered that the works are acceptable from a heritage perspective in relation to Albion House as a designated heritage asset, and in accordance with local Policies DM4 and SP18 of the Maidstone Borough Local Plan and BE1 of the Marden Neighbourhood Plan. No material harm to heritage significance will arise in this regard.

Marden Conservation Area

- 7.3.8 A small portion of the site is located in the Marden Conservation Area, meaning that the High Street character area would be the most applicable character area for the site. It should be noted that the area of the site that is located within the Marden Conservation Area is limited, and that the majority of the site does not lie within the Conservation Area. Notwithstanding this, the advice from Pre-Application has been fully considered to ensure that the proposed development does not harm the Conservation Area.
- 7.3.9 The Planning Officer highlighted that the scale and prominent position of the dormer was a cause for concern. However, these changes have been made in accordance with the Pre-Application advice, as set out in the Design and Access Statement.
- 7.3.10 The external design of the building has been chosen to replicate the existing garage to ensure that the character of the area is not harmed. This has been done through the use of black-stained timber weatherboarding as the facing material and presenting the building as 1.5-storey in height. These design features demonstrate that the proposal would be in compliance with policy BE1 of the Marden Neighbourhood Plan which states that proposals should protect nearby heritage assets and be designed in a manner that is visually and functionally sympathetic to the character of the area.
- 7.3.11 The proposal does not seek to implement a significant amount of greenery that is visible to the public. There will be a garden, in order to comply with private residential amenity standards, set out in DM11 of the adopted Local Plan, meaning there will be additional greenery on site. Additionally, the building will remain detached, further complying with the High Street character area.
- 7.3.12 The significance of this part of the Conservation Area, as defined by the Council, will therefore remain unaffected. The variety in building types and ages will remain, as will the busy and wide High Street setting. Given the proposed dwelling is to be located to the rear of the existing dwelling and replace an existing building of comparable and traditional design, the character and setting of this part of the Conservation Area will be fully preserved.

- 7.3.13 In consultation with the Conservation Officer, the Pre-Application advice concluded that:

"The development with the appropriate amendments would not diminish the setting or heritage importance of nearby listed buildings or the Marden Conservation Area."

- 7.3.14 These changes have since been implemented, ensuring that the development retains the character and heritage importance of the surrounding area and buildings and does not adversely affect heritage and character in any way.

Summary

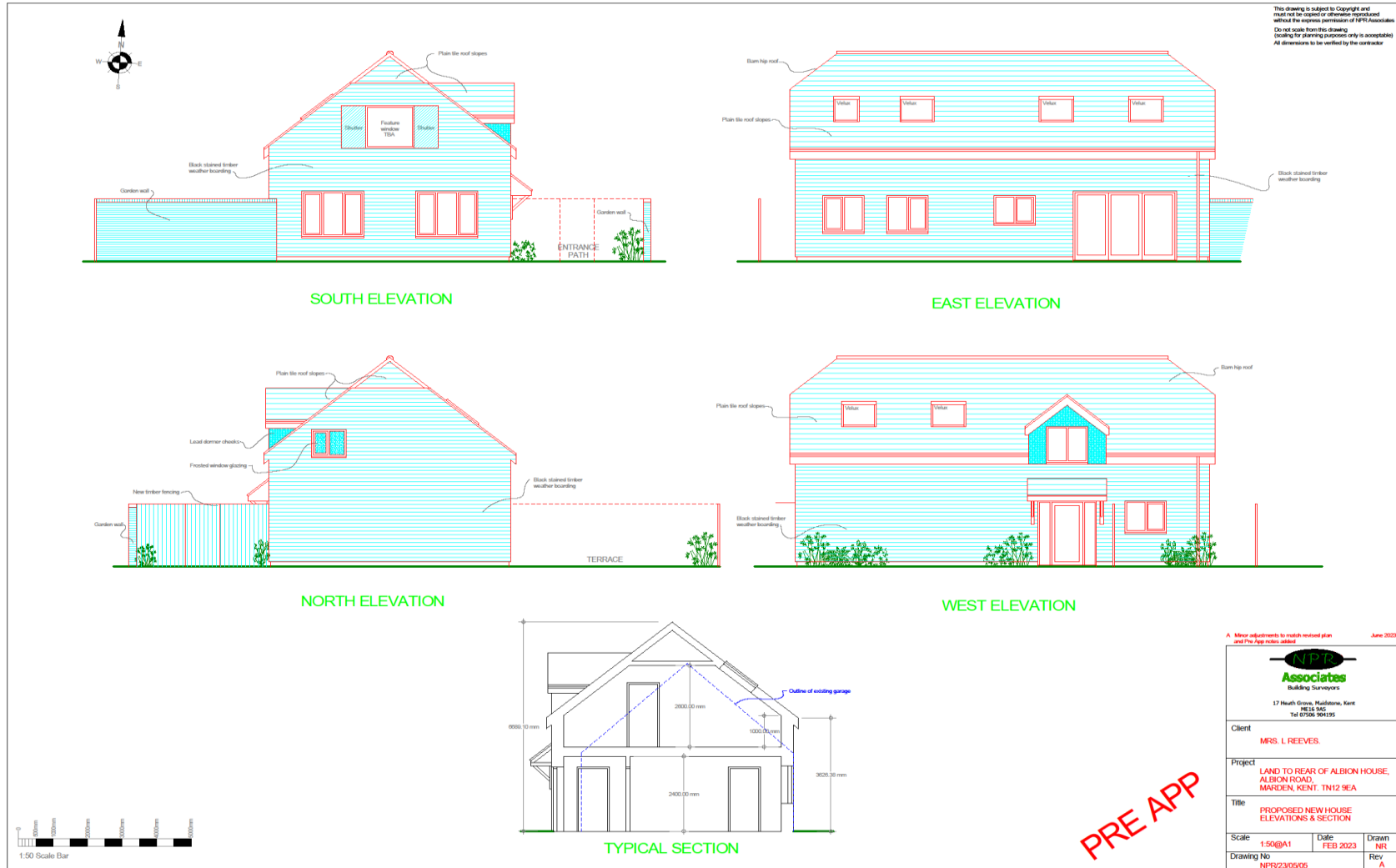
- 7.3.15 In accordance with the NPPF the significance of the heritage assets has been considered. The proposals will not result in harm to the setting of Albion House, nor will it adversely affect the Marden Conservation Area and character of the surrounding area.
- 7.3.16 This Heritage Statement concludes that the proposal does not bring about any material heritage harm and, from a heritage standpoint, should be granted planning permission.

8 CONCLUSION

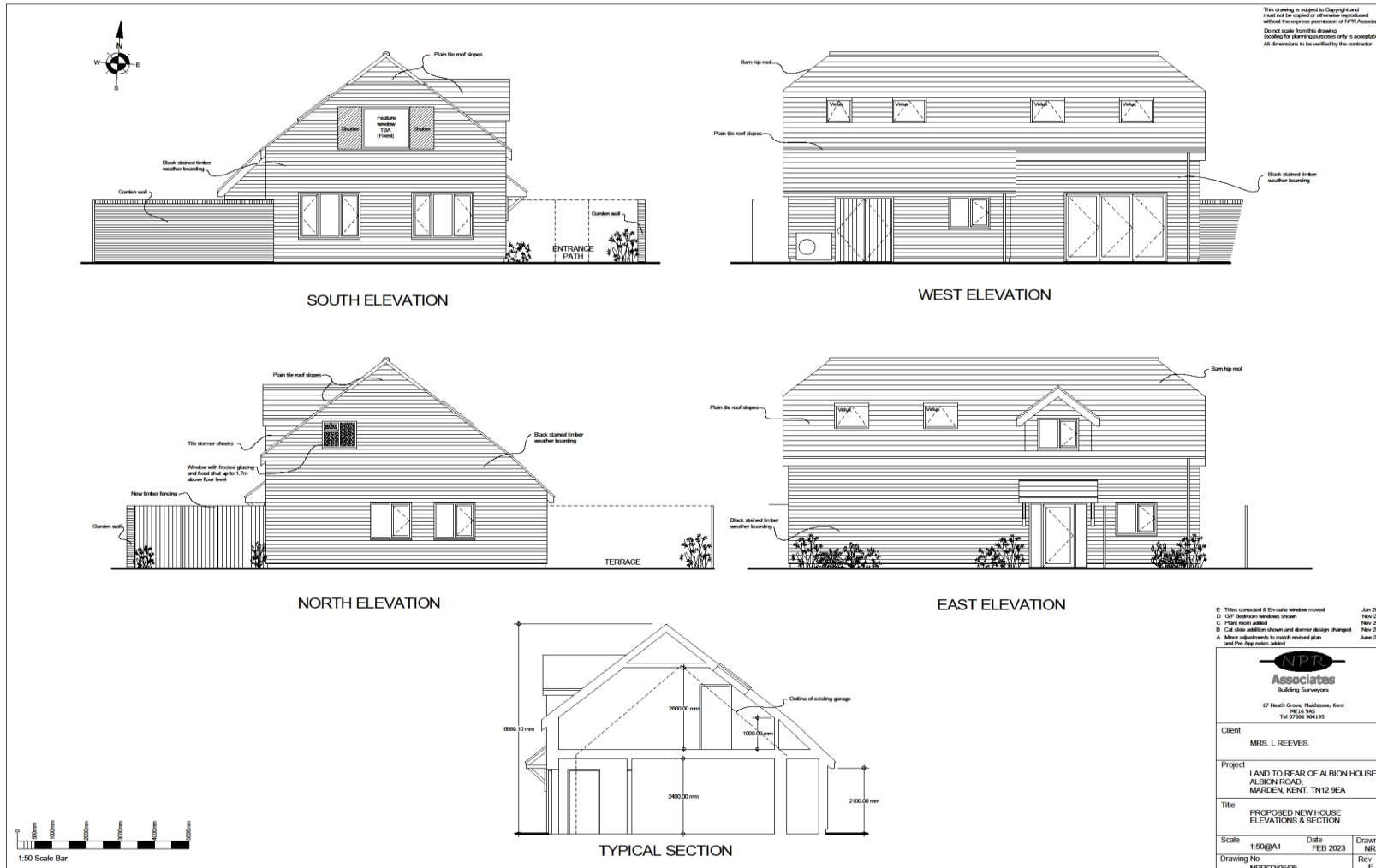
- 8.1.1 This Planning Statement has been made on behalf of Elizabeth Reeves in support of an application for the replacement of the current garage with a 2no. bedroom dwelling with associated parking and landscaping.
- 8.1.2 The proposed development is considered to accord with the relevant planning policies, there are no material considerations that justify the refusal of planning permission, or that outweigh the benefits of the development. Furthermore, the proposal represents a form of sustainable development, which would comply with paragraph 11 of the NPPF, which cites the presumption in favour of sustainable development.
- 8.1.3 The overall principle of the proposal has been considered acceptable following Pre-Application advice with the Local Planning Authority. As such, it is formally requested that planning permission be granted without delay.

9 APPENDICES

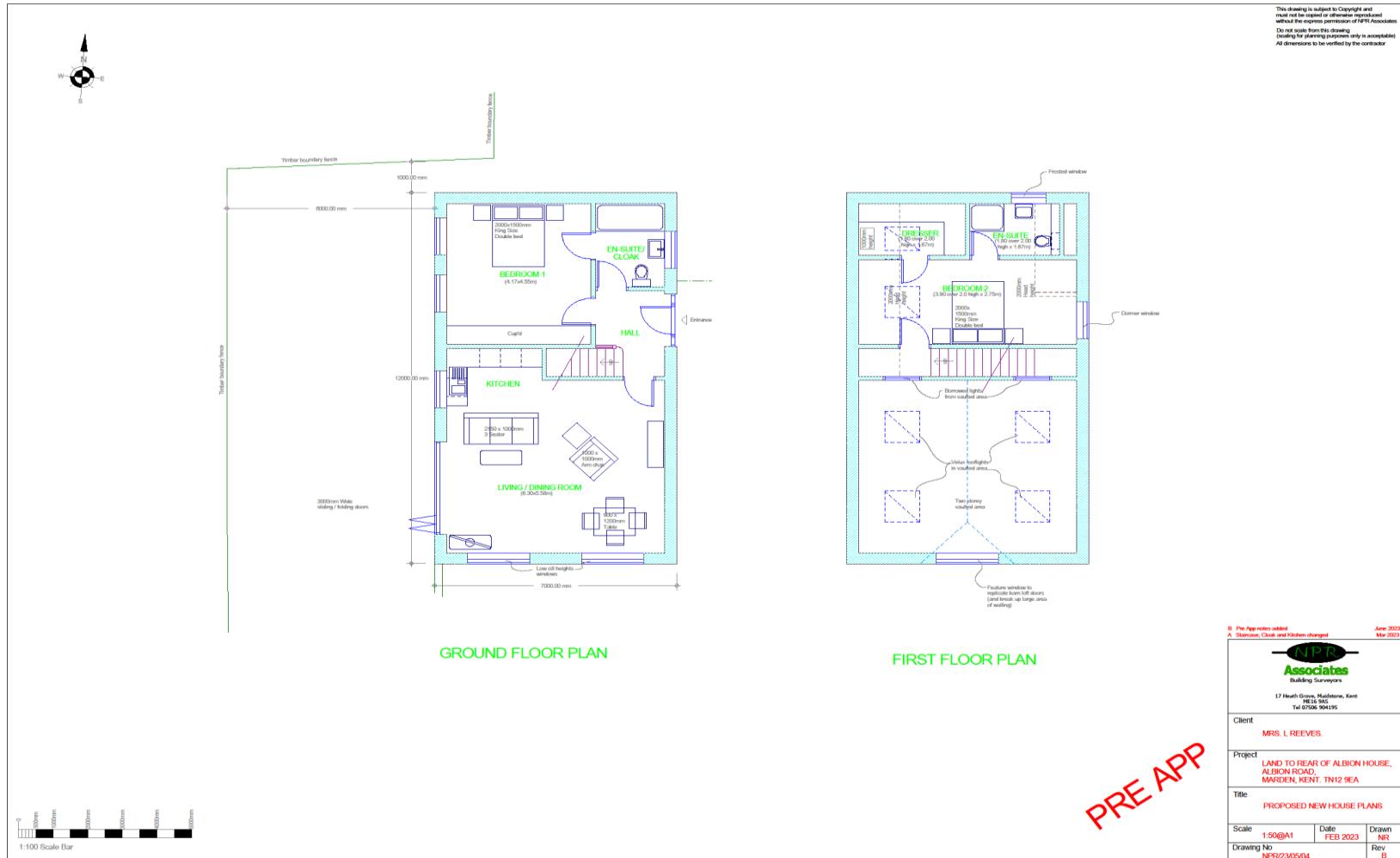
9.1 APPENDIX 1 – ORIGINALLY PROPOSED ELEVATIONS



9.2 APPENDIX 2 – PROPOSED ELEVATIONS FOLLOWING PRE-APPLICATION ADVICE



9.3 APPENDIX 3 – ORIGINALLY PROPOSED FLOORPLANS



9.4 APPENDIX 4 – PROPOSED FLOORPLANS FOLLOWING PRE-APPLICATION ADVICE

