



HERITAGE AND PLANNING STATEMENT

Proposed part single storey, part two storey side extension, single storey rear extension, conversion of garage, loft conversion with rear facing dormers and hip to gable South elevation and new square bay window to front elevation at:

Cherry Trees
Lynsted Lane
Teynham
Kent
ME9 9RB

Prepared by:

JAT-Surv Ltd

Date

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1 Heritage

- 1.1.1 To the North of Cherry Trees is a Grade 2 listed property known as Malt House. This is a late 16th century timber frame building construction.
- 1.1.2 Malt House has a number of outbuildings which serve as separate living accommodation and ancillary accommodation to the main dwelling. There are also garden buildings and a swimming pool to the Southeast of the plot.
- 1.1.3 The Listed Building is 24m away from Cherry Trees. The proposal at Cherry Trees is not in a direct sight line of the Listed Building as there is a smaller, ancillary building between the two properties.
- 1.1.4 The above-mentioned ancillary building had Planning Permission granted for a side extension under reference 16/507115/FULL. This permission allowed extension and a change in external materials from that of the original building and the host Listed Building. This sets a precedent of acceptable development within the curtilage of a Listed Building.
- 1.1.5 As 1.1.4 above, the proposal at Cherry Trees is not within the curtilage of the Listed Building, is not within a direct line of sight, but will have materials to match the host dwelling known as Cherry Trees.
- 1.1.6 The design of the extensions to Cherry Trees have been undertaken in strict accordance with the Swale Planning Guidance, and with the sympathetic view that the Neighbouring property is listed.
- 1.1.7 The proposed development at Cherry Trees is of good design and will not detract from the Listed Asset know as Malt House, or the accompanying outbuildings, as demonstrated on the accompanying drawings and within this statement.
- 1.1.8 The Conservation Office raised no concerns to the application 16/507115/FULL in terms of the development to Malt House, stating the works would not have a negative impact on the Listed Building nor on the outbuilding to which the application related. Given our application is to an adjacent building, not on the same site as the Listed Building, out of direct line of sight and is of a design in keeping and sympathetic to the host dwelling, known as Cherry Trees and in accordance with the Swale Planning Guidance, we are confident that the design should gain the approval of the Conservation Officer.

2 Introduction

- 2.1.1 Cherry Trees is a detached inter-war residential building located within the Village confines of Teynham, Kent. The property is not located within a Conservation Area, AONB, Greenbelt and is not subject to the restrictions of any Article 4 direction. Additionally, the property is not immediately adjacent to a Listed Building.
- 2.1.2 The existing living accommodation doesn't match the plot size in terms scale. The 3 bedroom property sits on a well-established garden of approximately 0.26 of an acre.
- 2.1.3 The proposal seeks to increase ground floor living accommodation, making more efficient use of the available external areas which currently represent poor or unusable amenity to

Cherry Trees. The proposal also seeks to increase first floor living space with a modest two storey side extension, stepped away from the boundary to the North in line with Swale Planning Guidance Para 5.0.

- 2.1.4 The final element of the proposal is to utilise the substantial existing roof void to create a master bedroom with a hip roof to the North elevation and hip to gable to the South elevation, this has been designed in accordance with the Swale Planning guidance Para 3.4.
- 2.1.5 The proposed loft conversion has rear facing dormers, designed in accordance with Swale Planning Guidance Para 5.5. This dormer has an attractive pitched roof and is no greater than 50% of the roof slope.
- 2.1.6 The proposed works will be in keeping with the house in terms of materials, design and function. The proposal has been carefully designed in accordance with the Swale Planning Guidance Para 3.0. The extension is set back from the original front elevation, away from the boundary and as such, has no more of an effect on the neighbouring properties than existing.
- 2.1.7 The only Neighbour is The Malt House, located to the North. This site has a number of buildings forming separate living accommodation. Most noticeably, the building adjacent to Cherry Trees will be over 5m away to the North, 2 storey to 2 storey, meaning terracing cannot be a logical concern. We have further reduced this possibility by stepping the two-storey side addition off the boundary by over 1m. Swale Planning Guidance Para 5.0 states a distance of 2.0m is '*normally required*' however, this isn't a set requirement and, in this instance, we believe the step of 1m and gap to the neighbouring property of over 5m presents no terracing affect on the street scene. We strongly recommend a side visit which demonstrates this in person.
- 2.1.8 This document demonstrates that the proposed works comply with all guidance and adopted policies.
- 2.1.9 The following supporting documentation accompanies this statement:
 - PL01 – Existing
 - PL02 – Proposed
 - PL03 – Site Location and Block Plans

3 Design Considerations and Swale Planning Guidance

- 3.1.1 Para 2.0 – Effect on neighbours. Careful consideration of the effects to the Neighbour known as The Malt house has led to a number of significant design elements and details to this proposal. Outlined in brief, these include the setting back of the two-storey side extension from the boundary and the hip roof to the North elevation. The bulk of the existing building is due South of the nearest property, meaning the loss of light to the Neighbour is no worse than existing. This is backed up by the BRE light test in terms of both vertical and horizontal axes and well as solar movement chart.

- 3.1.2 Para 3.0 – The appearance of the extension. The proposed extension is in keeping with the existing houses character and that of the site. Materials shall match existing, specifically to the front and side elevations which are most visible from the street scene.
- 3.1.3 Para 3.1 – Scale. The extension to the side is set back from the original front elevation of the house, meaning its scale is subservient to the host dwelling and not overbearing. Additionally, the staggered single and two storey elements to the North elevation further reduces the impact on the host dwelling. The hipped roof to the North also reduces the mass and scale considerably, whilst removing the risk of a terracing affect from the street scene.
- 3.1.4 Para 3.2 and 3.3 – As mentioned above, we have set the front elevation back from the existing, meaning there is a physical break between existing and proposed. This is also reflected in the roof pitch and ridge height which is then lower than the main house creating a subordinate affect.
- 3.1.5 Para 3.4 – Design. The design compliments the original house in terms of roof pitch, materials and appearance. The design is sympathetic to the host dwelling.
- 3.1.6 Para 5.0 – Side extensions. The proposal at Cherry Trees has an element of part single and part two storey side extension. As detailed frequently within this statement and via annotation on the application drawings, the two-storey side element has been stepped in from the North boundary by over 1m. Although the Planning Guidance mentions a dimension of 2m, this is not a set requirement, and the wording reflects this '*A gap of 2m between first floor extension and the boundary is normally required*'. However, as the concern to Swale here is the affect of terracing, the fact the distance to the neighbouring two storey element is over 5m, removes this concern and this distance is a common reflection of similar properties in the Village and surrounding areas. Examples of similar approvals less than 2m are referenced later in this statement.
- 3.1.7 Para 5.4 – dormer windows. The only proposed dormer windows to this application are to the rear and not visible from the street scene. The dormers are designed fully in accordance with the Swale Planning Guidance meaning they are pitched and only large enough to add sufficient light to the room. Additionally, they are less than 50% of the roof slope and of good design.
- 3.1.8 Para 5.7 – single storey rear extensions. Swale state that a maximum of 3m rear projection is allowed. Hower the guidance also states in Para 5.9 '*On well spaced detached properties or where an extension is to be built away from the boundary a larger extension may be possible*'. Our proposal has a rear extension at only 2.2m from the original rear elevation of the house to the North of the plot. But, when linked to the garage, the depth increases to the rear of the existing garage. As the reasoning behind limiting the depth to 3m is due to the concern of the impact to the amenity to the Neighbour, this has to be discounted in this instance as there is an existing building to the North of the Garage at Cherry Trees which extends beyond the rear elevation by a further 10.5m as shown on PL03. There is no feasible argument that by linking the extension to the garage we are impacting on the adjacent building or amenity space, as the depth of their building extends substantially beyond our proposal.

- 3.1.9 Para 6.0 – Windows. The only side facing windows are that serving a bathroom which will be obscured and non-opening below 1.7m FFL. There is no greater overlooking than existing, and it could be argued that by losing the existing clear glazed stair window, we are in fact removing an existing overlooking issue.
- 3.1.10 A site visit is strongly requested by the Planning Officer rather than relying on site and aerial pictures.

4 Parking and Highways

- 4.1.1 Swale Borough Council guidance states properties of this type should have a minimum of 2 spaces for off street parking. The existing side drive and garage are not large enough to be regarded as parking, and the proposal seeks to maintain in excess of 3 spaces with turning facility to the front of the property.

5 Conclusion

- 5.1.1 The proposed scheme has been carefully designed to enhance and improve the appearance of the existing dwelling whilst providing accommodation more fitting for the plot size and location.
- 5.1.2 As demonstrated in detail within this statement and on the application drawings, all design elements of this proposal have been undertaken in strict compliance with the Swale Planning Guidance, and with consideration to the area and neighbouring properties / amenity space.

The proposal is a sympathetic scheme which limits and, in some instances, improves the amenity space of the neighbouring property known as The Malt House.

6 Case Studies – Precedents

- 6.1.1 **Two storey side addition, conversion of garage and extensions -** 23/500284/FULL | Demolition of existing detached garage and greenhouse. Erection of first floor side extension, conversion of existing attached garage to a habitable space with the erection of single storey side extension to provide annexe accommodation. | 11 Roper Road Teynham Sittingbourne Kent ME9 9DX **GRANTED.**
- 6.1.2 **Two storey side extension** 22/505025/FULL | Erection of two storey side extension and single storey rear extension | Sunnybank Cottage Deerton Street Teynham Kent ME9 9LJ **GRANTED AT APPEAL**
- 6.1.3 **Two storey side extension within 2m of the boundary -** 19/502416/FULL | Erection of a two storey side extension and remodelling of existing conservatory. | 87 Station Road Teynham Sittingbourne Kent ME9 9TH **GRANTED.**

- 6.1.4 **Two storey side extension within 2m of boundary** 17/500941/FULL | Two storey side extension and associated internal alterations. | 91 Station Road Teynham Kent ME9 9DU **GRANTED.**
- 6.1.5 **Flat roof dormer being granted planning permission, an example of permission being granted against Swale Planning Policy and Guidance for dormers** 23/503202/FULL | Loft conversion comprising insertion of rear dormer, erection of a single storey rear/side wraparound extension, front porch extension and changes to fenestration. | 4 Baker Close Teynham Kent ME9 9DW **GRANTED**
- 6.1.6 **Two storey side extension within 2m of the boundary, and loft conversion with rear dormers** 17/502086/FULL | Proposed two storey side extension and loft conversion as amended by drawings received 12th June 2017 deleting the rear dormer extension. | 28 Frognal Gardens Teynham Sittingbourne Kent ME9 9SD