

# PLANNING STATEMENT

## Shatterling Cottage, Roman Road, Shatterling, Canterbury, Kent

Applicant: Mr Anthony Binskin

Proposal: Demolition of existing dwelling and erection of 3 x 3 bedroom terraced dwellings, associated parking and hard/soft landscaping.

### **Introduction**

This application proposes the demolition of the existing dwelling which has fallen into a state of disrepair. The building was last rented out around two years ago but its condition means that it is no longer meets the standards for residential occupation and the cost to bring it up to the required standards is not viable. It is proposed that a terrace of 3 x 3 bedroom dwellings is constructed as a replacement.

### **Planning History**

The site has no planning history

### **Relevant Planning Decision (site next to this application site)**

DOV/22/01700 – Change of use and conversion of former public house into a single residential dwelling, demolition of existing garage and extension and conversion of old barn into a separate unit/dwelling with associated extensions.

## The Application Site



The application site lies on the north side of Roman Road, Shatterling, Canterbury, Kent which comprises of a detached single family dwelling. Immediately to the north and approximately 2m from the existing dwelling is an occupied bungalow. A garage block (just outside of the application site serves both of these dwelling. An existing vehicular access off Roman Road provides access to both dwellings and is owned by the applicant.

The site lies in a pocket of linear sporadic residential development which is separated by green space/former agricultural land. To the east of the application site is The former Frog and Orange Public house which has recently been granted planning permission for conversion into a residential units. To the west of the site is another single family dwelling which over the years has been extended. The wider area is characterised by open agricultural land.

The site lies approximately 1.5 miles from Wingham and 4 miles from Sandwich, both of which are connected by Roman Road and the Ash bypass.

**Proposal (To be read alongside Design and Access Statement)**

As set out in the introduction the existing dwelling needs a significant amount of financial investment in order to bring it up to the required standards for residential accommodation which is not financially viable. Therefore it is proposed to demolish the existing building and replace with a terrace of 3 x 3 bedroom terraced dwellings.

The terrace will be moved away from the existing bungalow on the site but will be sited on part of the footprint of the demolished building and will now be 6m away from the bungalow, rather 2m which will result in a significant improvement to living conditions to bungalows occupant.

Each dwelling will have private garden/amenity space.

The existing access to the site will be retained and each dwelling will be provided with private parking, there is also provision for parking for visitors.

Each dwelling will have bicycle and storage for bins.

The cess pit that serves the existing dwelling will be replaced with treatment plant and soakaway.

## **Planning Considerations**

### Location

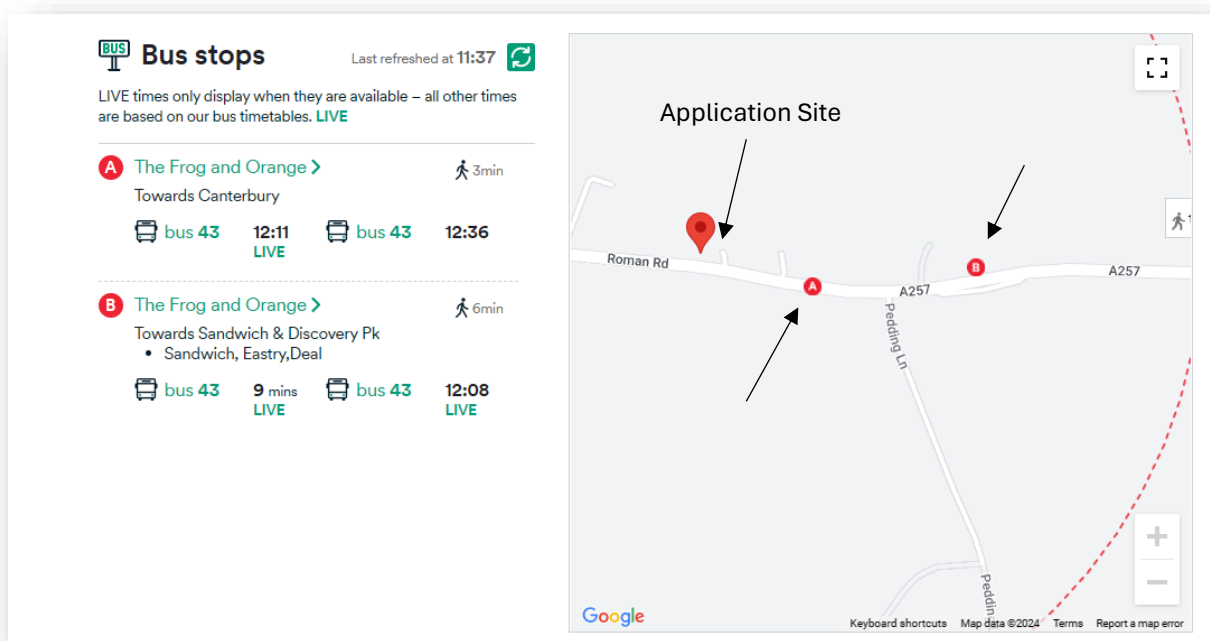
The site lies outside of any settlement confines and is located within the countryside. The site is developed land that has an established residential use. The proposal is therefore ancillary to the existing use of the land.

### Travel

Whilst the site is located within the countryside it is only 1.5 miles from Wingham which has a number of services and facilities including school, church, village hall, recreation ground, public house and small shops providing everyday household necessities.

Wingham is within a walkable distance via an unbroken pedestrian footpath serving the site via Roman Road.

There are two bus stops within a very short walk from the site (as shown in the image below). The number 43 and 43A bus provided by Stagecoach provides regular buses to Wingham, Canterbury, Sandwich and Deal.



The site is owned by the owners of Wingham Wildlife Park which is major tourist attraction in the district. Currently a number of employees travel by private car to the park from outside of the district. If permitted the dwellings could be rented to employees of the park which is 0.8 miles away and within walking distance, effectively reducing the need for use of a private car.

The site is in a sustainable travel location, does not rely solely on the use of the private car, complying with National Planning Policy Framework Paragraph 116, DM7 of the adopted Local Plan and Policy TI1 of the Draft Local Plan.

### Countryside Impact

The site has already been developed for residential use, this proposal does not result in a loss of countryside and like the Frog and Orange site does not contribute to the wider character and appearance of the countryside.

The site has been neglected over the years and the development will result in a significant visual improvement in particular when viewed from the road.

The proposal does not result in harm to the character and appearance of the countryside and does not conflict with National Planning Policy Framework paragraph 180, Adopted Local Plan Policy DM15, DM16 and draft Local Plan policy NE2

### Residential Amenity

The existing dwelling is located very close (within 2m) of the bungalow to the north, which no doubt has an impact upon the occupants living conditions.

The new terrace building whilst covering a larger footprint, is moved further away from this building which will result in improved living condition through improved outlook and natural light entering the property.

The neighbouring property to the west is the only other dwelling that could be impacted by this development. The replacement building is moved away from the boundary, there are no windows in their side elevation which will mean there is no inter-looking between the buildings.

The replacement building is no taller than the existing building and whilst it has a larger footprint there will be no additional shadow effect and loss of outlook.

The proposal does not result in harm to living conditions of neighbouring properties and complies with National Planning Policy Framework Paragraph 135.

### Employment

If permitted the owner of the site could offer the dwellings for rent as part as an employment package which would helps to attract employment to park which provides wider benefits to the local economy.

### Conclusions

Whilst the site is in the countryside where residential development may ordinarily resisted, it has an established residential use and is in a sustainable location with access to sustainable transport modes.

The proposal does not cause harm to the character and appearance of the countryside, improves the living conditions of the bungalow to the north, without any harmful effects to the occupants of the property immediately the west.

The proposal accords with all relevant planning policy and permission should be granted for the development.