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Planning Statement

Retrospective Householder Planning Permission

Moatlands Manor, Waterman's Lane, TN12 6ND

CLIENT: MR & MRS IRVINE

FEBRUARY 2024
DHA/32984



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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 Mr & Mrs Irvine in support of a Retrospective Householder Planning Application for the erection of a one-and-a-half storey ancillary domestic outbuilding at Moatlands Manor, Waterman's Lane, Paddock Wood, TN12 6ND.

1.1.2 The application is described as such:

"Retrospective householder application for the erection of a one-and-a-half storey ancillary domestic outbuilding".

1.1.3 This Statement provides a detailed overview of the Site, its context, relevant planning history, and proposals, as well as a review of the applicable Development Plan, the National Planning Policy Framework and other relevant guidance. It then assesses the key planning considerations of the application to demonstrate its suitability for the garage building.

1.2 APPLICATION DOCUMENTS AND PLANS

1.2.1 This Statement summarises the development and appraises it in the context of the relevant planning policy requirements. It should be read together with the following documents and plans:

Documents:

DOCUMENT	REFERENCE	AUTHOR
Application Forms and Ownership Certificate	n/a	DHA Planning
Planning Statement	DHA/32984 (this document)	DHA Planning

TABLE 1.1: SUBMITTED DOCUMENTS

Plans:

PLANS	REFERENCE	AUTHOR
Moatlands Manor	KBC/23/175/01	Kent Building Control
Block Plan	KBC/23/175/02	Kent Building Control
Garage Plans and Elevations	KBC/23/175/04	Kent building Control

TABLE 1.2: SUBMITTED PLANS

2 SITE AND SURROUNDINGS

2.1 SITE OVERVIEW

- 2.1.1 The application site (hereafter 'the Site') is located within the administrative boundaries of Tunbridge Wells Borough Council (hereafter 'the Council', 'TWBC', or 'Tunbridge Wells Council'). The Site comprises Moatlands Manor, a large, detached dwelling with associated outbuildings, hardstanding, and private amenity. The Site is accessed via Waterman's Lane to the north.
- 2.1.2 The Site lies within the countryside, approximately 950 metres south of the settlement boundary of Paddock Wood.
- 2.1.3 To the north, the Site is bound by woodland and Waterman's Lane beyond this, to the east the Site is bound by the grounds of Moatlands Manor, with further residential development beyond this. To the south and west the Site is bound by the former golf course formerly associated with Moatlands Manor.

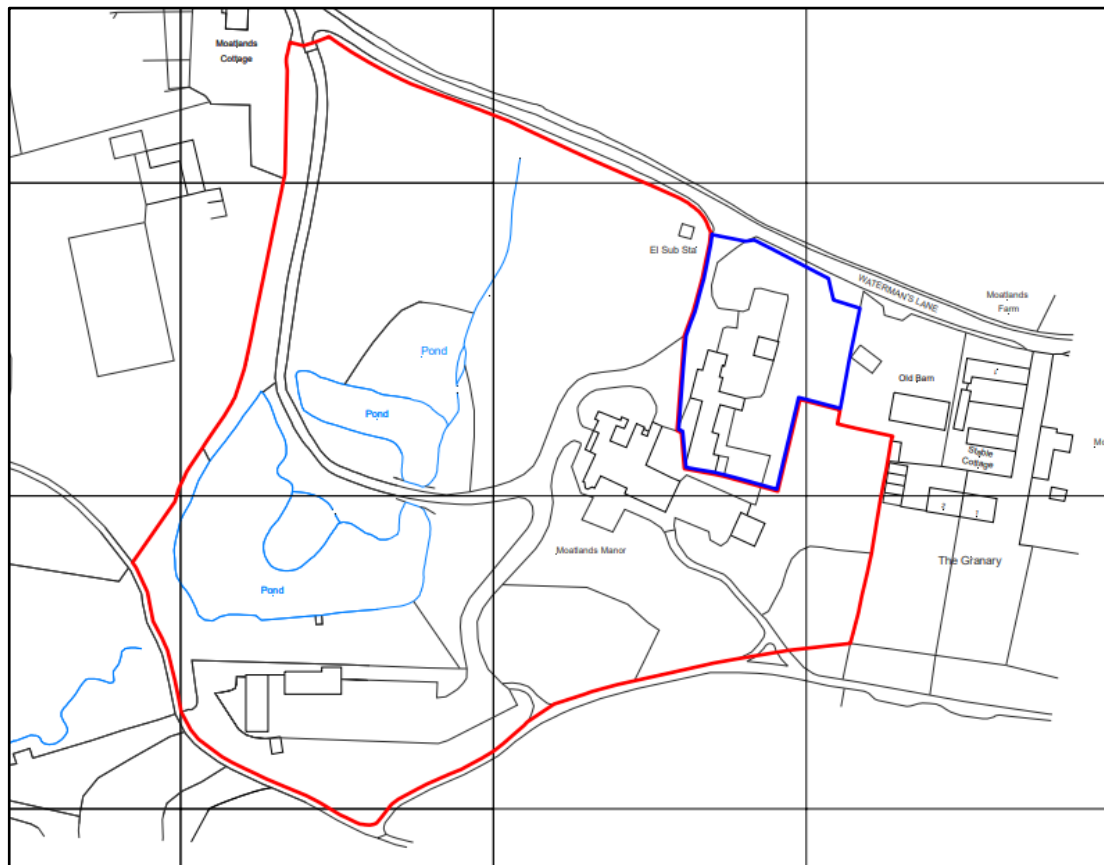


FIGURE 1.1: EXISTING SITE PLAN EDGED IN RED ((KENT BUILDING CONTROL))

2.2 SITE DESCRIPTION

- 2.2.1 In considering the Council's Policies Map, it is noted that the Site is not the subject of any site-specific allocations nor designations and therefore is considered as 'white land' in planning terms.
- 2.2.2 In addition to this, it is noted that according to Historic England, there is a Heritage Asset within 400 metres of the Site. This comprises the Grade II Listed Building 'Biggenden Farmhouse'. However, it is not considered that the development is located within the setting of this Heritage Asset by virtue of the distance between the Assets and the Site and the intervening existing built form and vegetation.
- 2.2.3 The Site is identified as being partly located within Flood Zones 2 and 3, however, it is noted that the building itself is located in its entirety within Flood Zone 1 and consequently is at the lowest risk of flooding.

2.3 ACCESSIBILITY

- 2.3.1 The nearest bus stop 'Chantler's Hill' Stop ID: kntjtdgw is located approximately 550 metres north west of the Site. From this stop, the '6' can be accessed, which provides a connection to Tunbridge Wells. Alternatively, 'Chantler's Hill' Stop ID: kntjtdgt is located approximately 585 metres north west of the Site and provides access to the same service, which provides a connection to Maidstone and Hale Street.
- 2.3.2 Paddock Wood Train Station is located approximately 2.13 kilometres north of the Site, from this Station regular services to London Charing Cross, Strood, Dover Priory, and Ramsgate can be accessed on the southeastern service.

2.4 PREVIOUS PLANNING HISTORY

- 2.4.1 Whilst it is highlighted that the wider Site has been the subject of a number of previous Planning Applications, these are considered to be of limited relevance to the current planning context.
- 2.4.2 For completeness, the Site has been the subject of the following relevant Applications:

REFERENCE	DESCRIPTION	DECISION
19/03651/FULL	Demolition of large outbuilding currently containing a single dwelling and ancillary storage for Moatlands Manor (but with extant planning permission for a total of three dwellings) and erection of three new build detached homes on the site frontage; demolition and replacement of a secondary garage to be retained in connection to Moatlands Manor.	Refused Permission February 2020

21/04073/FULL	Demolition of three dwellings and erection of three replacement homes; Including the demolition and replacement of an existing domestic garage.	Granted Permission March 2022
23/01150/FULL	Demolition of three dwellings and erection of three replacement homes; Including demolition and replacement of existing domestic garage for Moatlands Manor (Amendment to consented scheme 21/04073/FULL to include a new access and altered site layout arrangements).	Granted Permission July 2023
23/02524/FULL	Demolition of modern detached garage, partial demolition of existing outbuilding, the remodelling of the retained part of the outbuilding to provide ancillary supported living accommodation and erection of three new homes and new vehicular access from Watermans Lane as previously consented under 23/01150/FULL (part-retrospective).	Granted Permission November 2023

TABLE 2.1: PLANNING HISTORY (EXTRACTED FROM TUNBRIDGE WELLS COUNCIL'S PLANNING APPLICATION SEARCH)

3 PROPOSED DEVELOPMENT

3.1 OVERVIEW

3.1.1 As mentioned previously, the Applicant is seeking Retrospective Householder Planning Permission for the erection of a one-and-a-half storey ancillary domestic building comprising a garage in addition to ancillary internal facilities.

3.2 DETAILS OF PROPOSED DEVELOPMENT

3.2.1 The building comprising garage and ancillary facilities is located approximately 100 metres south west of Moatlands Manor on the approximate footprint of the previous stable blocks, which were demolished as a result of the erection of the garage building. The previous stable blocks date back to at least July 2017, and are visible on satellite imagery, however, due to the quality of the satellite photograph from this date Figure 3.1 below shows the stable blocks in May 2018.



FIGURE 3.1: PREVIOUS STABLE BLOCKS IN MAY 2018 (GOOGLE EARTH)

3.2.2 The garage building is located east of the ancient woodland designation and south of the pond, the location of which is demonstrated in Figure 3.1 below.

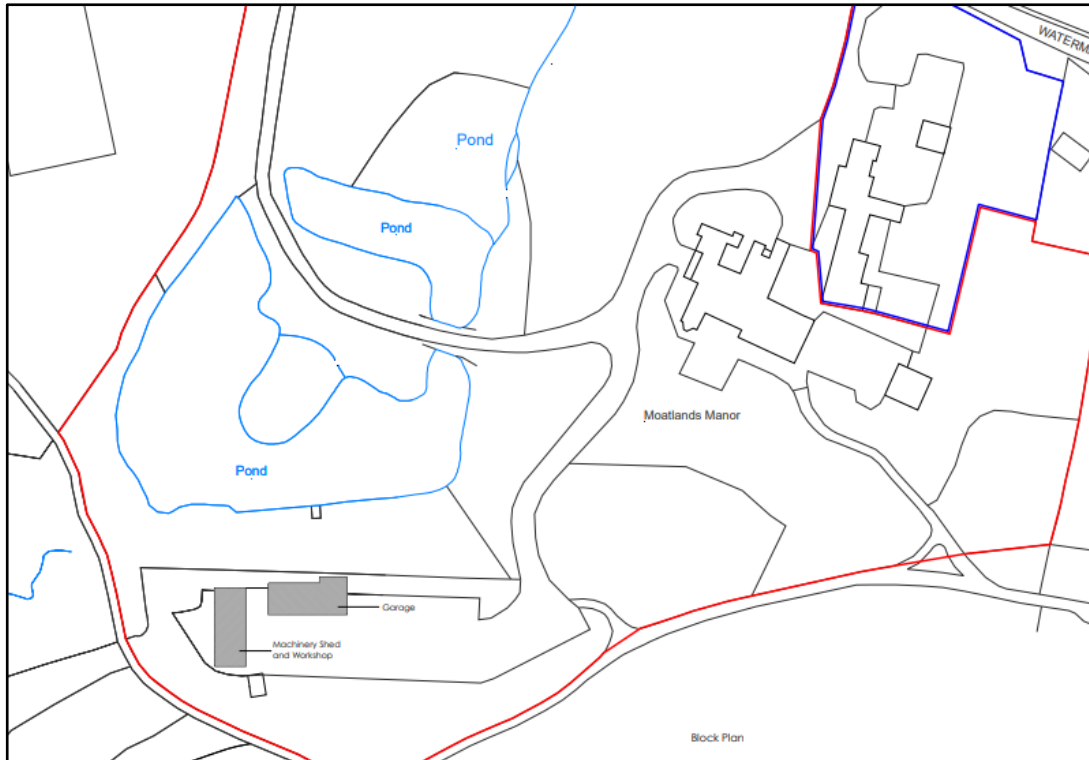


FIGURE 3.1: GARAGE BUILDING (KENT BUILDING CONTROL)

- 3.2.3 The building takes a broadly rectangular shape that is modest in size, it is one-and-a-half storeys in height. On the ground floor, the building comprises of a garage which opens up onto the existing access track through Moatlands Manor, in addition to this the ground floor includes a toilet and stairwell which provides access to the first floor, as demonstrated by Figure 3.2 below.

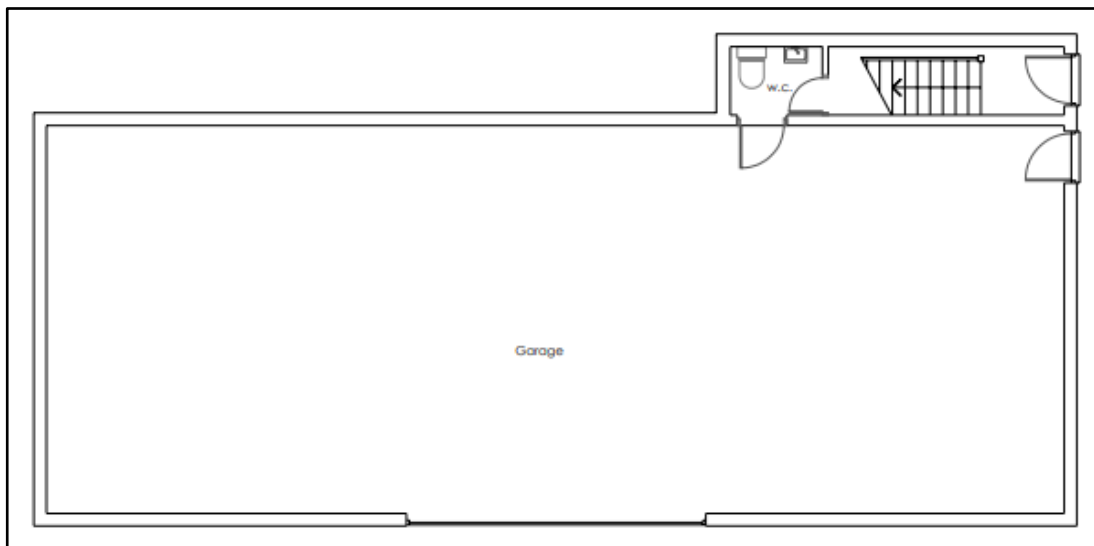


FIGURE 3.2: GARAGE BUILDING GROUND FLOOR PLAN (KENT BUILDING CONTROL)

3.2.4 The first floor comprises two office spaces, a meeting room, kitchen, washroom, associated storage and balcony, as shown in Figure 3.3 below.

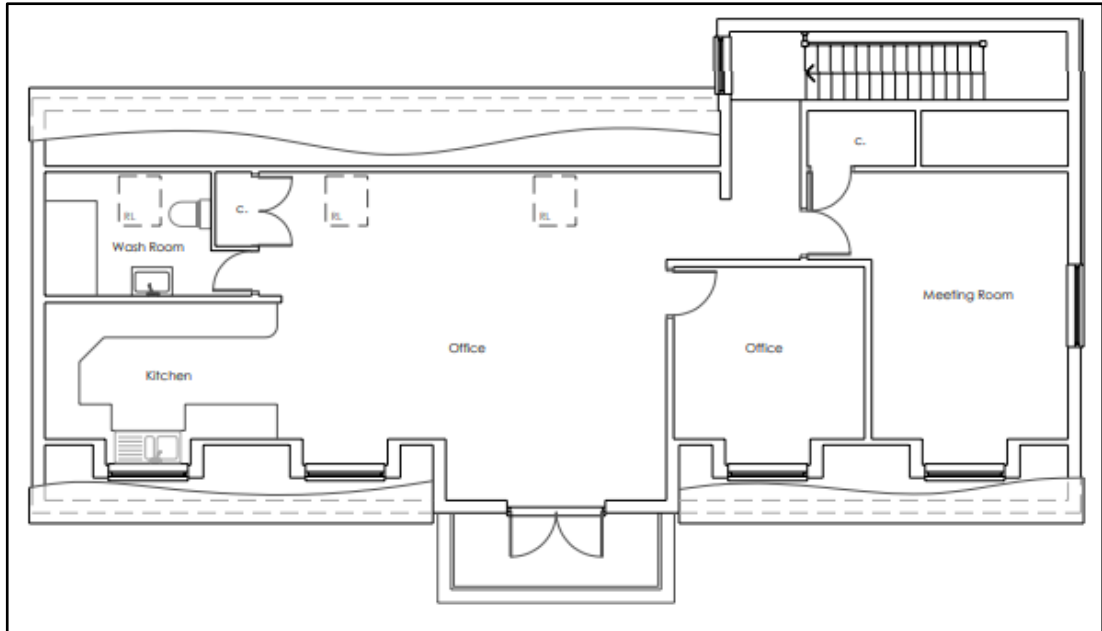


FIGURE 3.3: GARAGE BUILDING FIRST FLOOR PLAN (KENT BUILDING CONTROL)

3.2.5 The building has been sensitively designed to provide a modest floorspace, whilst ensuring the building takes the form of an ancillary building that serves the main dwelling. Materially, the building has been designed to complement the buildings in the surrounding area, comprising of timber boarding walls. Four dormers are located on the roof providing additional internal light, the roof is finished with plain tiles to similarly reflect the material use of surrounding buildings. Additionally, the building is finished with grey UPVC windows, grey composite door, and black wrought iron surround to the balcony, as demonstrated by Figures 3.4 and 3.5 below.

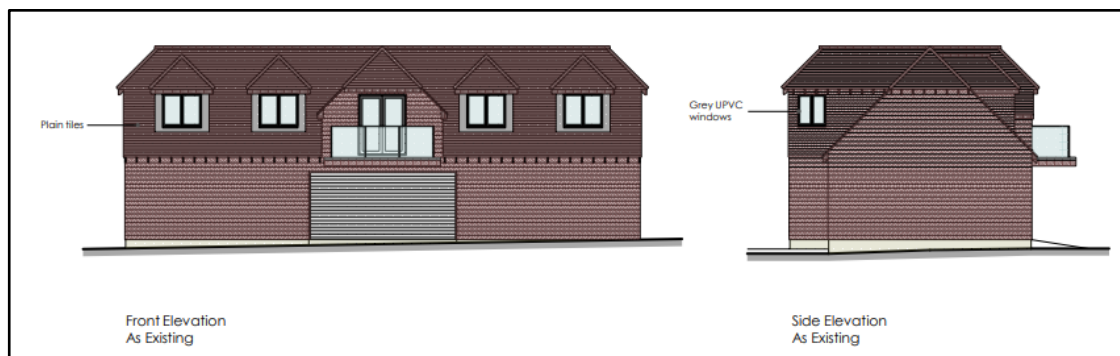


FIGURE 3.4: GARAGE BUILDING FRONT AND SIDE ELEVATION (KENT BUILDING CONTROL)

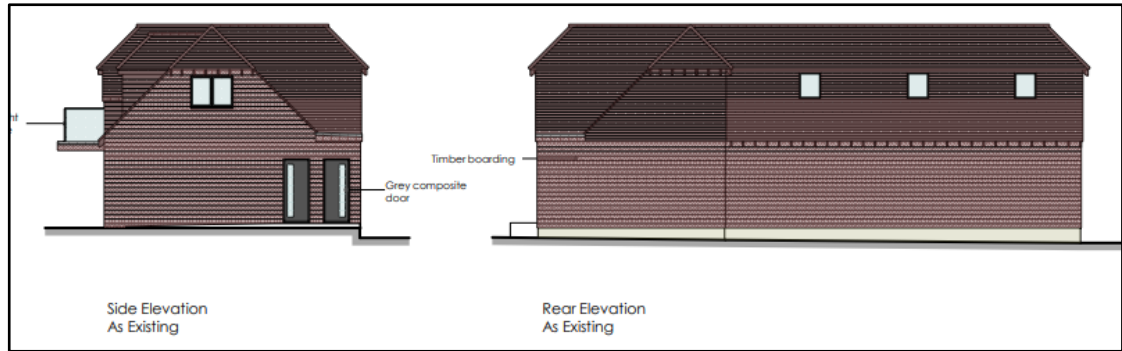


FIGURE 3.5: GARAGE BUILDING SIDE AND REAR ELEVATION (KENT BUILDING CONTROL)

4 PLANNING POLICY FRAMEWORK

4.1 OVERVIEW

- 4.1.1 Under the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications are required to be determined in accordance with the provisions of the Development Plan in force unless material considerations indicate otherwise.
- 4.1.2 This section sets out the relevant policies of the statutory Development Plan and refers to any other material considerations that should be taken into account in the determination of this application.
- 4.1.3 Rather than rehearsing policies, this section highlights relevant policies applicable to the application at hand. Policies are then explored in further detail within the below section.
- 4.1.4 In this case, the following documents are relevant to the application:
- Tunbridge Wells Borough Council Local Plan (2006);
 - Tunbridge Wells Borough Council Core Strategy (2010);
 - Tunbridge Wells Borough Council Site Allocations Local Plan (2016);
 - Tunbridge Wells Borough Council Submission Local Plan (2021); and
 - The National Planning Policy Framework (December 2023).

4.2 TUNBRIDGE WELLS BOROUGH COUNCIL LOCAL PLAN 2006

- 4.2.1 The Tunbridge Wells Local Plan was initially adopted in 2006, however, since being adopted a number of changes have been made to the Local Plan as a result of the 'saving' of Policies in March 2009, the adoption of the Core Strategy in June 2010 and the adoption of the Site Allocations Local Plan in July 2016.
- 4.2.2 As a result of these changes a number of Policies have been removed from the Local Plan as they are no longer valid, in view of this, the following Policies within the Tunbridge Wells Local Plan are deemed relevant to the development:
- **Policy LBD1:** Development Outside the Limits to Built Development;
 - **Policy EN1:** Development Control Criteria;
 - **Policy EN13:** Tree and Woodland Protection; and
 - **Policy EN25:** Development Control Criteria for all Development Proposals Affecting the Rural Landscape.

4.3 TUNBRIDGE WELLS BOROUGH COUNCIL CORE STRATEGY 2010

4.3.1 The following Policies within the Tunbridge Wells Core Strategy are deemed relevant to the development:

- **Core Policy 1:** Delivery of Development;
- **Core Policy 4:** Environment;
- **Core Policy 5:** Sustainable Design and Construction; and
- **Core Policy 11:** Development in Paddock Wood.

4.4 TUNBRIDGE WELLS BOROUGH COUNCIL SITE ALLOCATIONS LOCAL PLAN 2016

4.4.1 The Site Allocations Local Plan allocates and safeguards specific sites for development to meet the needs of the Borough. As previously highlighted, the Site is not allocated or protected for any specific purpose and so the majority of Policies contained within this document are not deemed relevant to the development.

4.4.2 In this instance the following Policies within the Tunbridge Wells Site Allocations Local Plan are deemed relevant to the development:

- **Policy AL/STR1:** Limits to Built Development.

4.5 TUNBRIDGE WELLS BOROUGH COUNCIL SUBMISSION LOCAL PLAN 2021

4.5.1 Tunbridge Wells Borough Council are currently in the process of producing a new Local Plan, which was submitted for Independent Examination to the Secretary of State in November 2021, however, this has been subject to some delay by virtue of the issues raised in the Inspector's letter dated November 2022.

4.5.2 In the Council's response to the Inspector's letter presented for Full Council on 13th December 2023, the Council are clear that it is their preferred option to go with the Inspector's 3rd Option (i.e., deleting the Tudeley Village allocation from the submitted plan), with additional changes to the development strategy proposed by Officers, which will shortly be the subject of full public consultation.

4.5.3 In December 2023, the Council released an updated Local Development Scheme to reflect their preferred option, whereby it is envisaged that an additional two rounds of public consultation will be required as part of the on-going examination process, with the Emerging Local Plan being adopted between October to December 2024. As of the 15th of January 2024, the Council began a six-week consultation on the proposed changes which will end on the 26th of February 2024.

4.5.4 Notwithstanding the above, and any changes the Council are yet to make to their Emerging Local Plan, it is considered that the following Policies of the Emerging Local Plan are relevant to the proposed development:

- **Policy STR1:** The Development Strategy;
- **Policy STR2:** Place Shaping and Design;
- **Policy STR8:** Conserving and Enhancing the Natural, Built, and Historic Environment;
- **Policy EN1:** Sustainable Design;
- **Policy EN12:** Trees, Woodland, Hedges, and Development;
- **Policy EN13:** Ancient Woodland and Veteran Trees;
- **Policy EN18:** Rural Landscape; and
- **Policy H11:** Residential Extensions, Alterations, Outbuildings, and Annexes.

4.6 NATIONAL PLANNING POLICY

National Planning Policy Framework (NPPF), Updated December 2023

4.6.1 The NPPF sets out the Government's planning policies for England and puts "*the presumption in favour of sustainable development*" at the heart of the planning system. Those sections of the NPPF which are relevant to the determination of this application include:

- **Section 2:** Achieving Sustainable Development;
- **Section 4:** Decision Making;
- **Section 12:** Achieving Well-Designed Places; and
- **Section 15:** Conserving and Enhancing the Natural Environment.

Planning Practice Guidance

4.6.2 The Planning Practice Guidance (PPG) builds on principles within the NPPF and provides further detailed technical guidance, with reference to relevant legislation and other guidance. The PPG is a 'living document' and is constantly being updated / reviewed.

4.6.3 As well as providing technical guidance the PPG sets out the importance of good design. It advocates the need for quality of design which it considers is an integral part of achieving the fundamental objective of sustainable development. The relevant sections of the PPG are listed below:

- Design: Process and Tools;
- Natural Environment; and
- Tree Preservation Orders and Trees in Conservation Areas.

The National Model Design Code

- 4.6.4 The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides, and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the Government's priorities and provides a common overarching framework for design.
- 4.6.5 It is based on the key characteristics of; context, movement, nature, built form, identity, public space, and use. Other sections dealing with homes and buildings, resources, and lifespan provide important considerations in achieving design quality and should be used to inform the content of Local Plans, design codes, or guides, depending on local circumstances.

5 PLANNING CONSIDERATIONS

5.1 INTRODUCTION

- 5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permissions to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.1.2 It is necessary to consider whether the application proposal accords with the statutory Development Plan and, if not, whether any material considerations indicate that planning permission should nevertheless be granted.
- 5.1.3 This Statement provides a Planning Assessment for the development demonstrating how the garage building complies with the relevant material planning considerations, and whether the development would have an unacceptable impact on the Countryside.
- 5.1.4 In light of this, the following matters are considered to be relevant to this Planning Application:
- Principle of Development;
 - Design;
 - Amenity;
 - Landscaping, Trees, and Ecology;
 - Flood Risk; and
 - Highways and Access.

5.2 PRINCIPLE OF DEVELOPMENT

- 5.2.1 Whilst the site is located outside of the Limits to Built Development of Paddock Wood, it is highlighted that Policy LBD1 of the Local Plan states that development will only be permitted where it is in accordance with other relevant policies contained within the development plan.
- 5.2.2 In this regard Policy EN25 relates to development outside of Limits to Built Development and the criteria that it is required to satisfy, in this instance it is noted that the garage building, by virtue of its well screened location and proximity to existing built form, is considered to have a minimal impact on locality's landscape character, in addition to having no detrimental impact on the landscape setting of any settlement. In regard to criterion (3) it is noted that the development is not located in close proximity to a rural lane, and nor would it

result in any unsympathetic change to the character by virtue of being an ancillary building to Moatlands Manor. Criterion (4) of Policy EN25 is clear that where development is proposed, there would be no existing structure suitable for conversion or re-use to provide the required facilities, additionally, new buildings should be located adjacent to existing buildings or be well screened by existing vegetation. In this regard, it is highlighted that the building is located in an area of existing built form on an existing hardstanding track, which is bound by dense woodland to the north and west that screens the garage. Additionally, whilst it is noted that there is an adjacent building of a similar scale, it is highlighted that this would be inappropriate for the use as a garage by virtue of its use as a machinery store and workshop.

- 5.2.3 Further to this Policy EN1 of the Local Plan requires development to be compatible with neighbouring uses and would not cause significant harm to the amenities or character of the area and residential amenities, and the development must respect the context of the Site. In this instance it is noted that the development is of modest scale and entirely related to the main dwelling, being an ancillary garage and therefore would be entirely compatible with neighbouring uses. Whilst it is noted that the proposals are in entire compliance of Policy EN1 of the Local Plan, factors such as amenities, and development design are explored in further detail in the preceding sections.
- 5.2.4 In light of this, it is noted that the building is modest in scale, being of one-and-a-half storeys in height. Additionally, ancillary buildings serving dwellings, particular larger detached dwellings, are commonplace within the countryside and in this rural location. By virtue of its location within a grouping of existing built form that is well screened by dense vegetation, it is highlighted that the rural and landscape character in addition to ensuring high spatial standards and levels of visual amenity are protected.
- 5.2.5 Policy H11 of the Council's Submission Local Plan is clear that outbuildings to existing dwellings will be permitted, subject to following criteria within the Policy. In the instance of criterion 1 the development must be compatible with the character and appearance of the main dwelling and its setting in terms of design, siting, layout, size, mass, height, form, materials, and detailing. Whilst the design of the garage building is discussed in further detail below, it is noted that the garage is entirely compatible with the main dwelling, which is a large detached countryside home, the garage serves as an ancillary structure set away from the dwelling and takes a modest scale, the building takes a similar form in addition to finishing details and materials to other ancillary structures on Site, ensuring that the main dwelling remains prominent.
- 5.2.6 Further to this, criterion 2 is clear that the development should not significantly harm the amenities of neighbouring properties in terms of direct overlooking. Additionally, criterion 3 notes that it should not significantly harm the amenities of neighbouring properties in terms of loss of immediate outlook / dominance, resulting in an overbearing impact, loss of daylight / sunlight, overshadowing of habitable room windows and private amenity areas. In this regard it is noted that the garage building does not give rise to any amenity concerns, as discussed

below, by virtue of the building's location within a well screened element of the Site away from the main dwelling, alongside building's that serve a similar purpose.

- 5.2.7 Criterion 4 requires that the development would retain useable and reasonable external space for garden / amenity, refuse, recycling, and cycle storage, and the parking and turning of vehicles to meet the continuing needs of the dwelling. In this regard it is highlighted that the garage building is erected on an existing hardstanding track and is located away from the main dwelling within a group of ancillary buildings. In view of this, reasonable external space for garden / amenity, refuse, recycling storage has been retained. As a result of the garage building's use, it is noted that the building increases the potential cycle storage and parking, sufficient hardstanding has been retained to facilitate the turning of vehicles.
- 5.2.8 Policy H11 continues to highlight that the building must be ancillary to the main dwelling in terms of use and scale, whilst not being used for separate occupation. In this regard it is highlighted that the garage building does not comprise the facilities to facilitate separate occupation, the building remains entirely ancillary to the main dwelling by virtue of being located away from the main dwelling, in a location of buildings with similar purposes. Policy H11 provides additional criteria for extensions outside of Limits to Built Development, however, by virtue of the garage building being a separate building, it is noted that this is not relevant.
- 5.2.9 Within Paragraph 11, the National Planning Policy Framework (NPPF) makes it clear that plans and decisions should apply a presumption in favour of sustainable development, for decision-making this means that applications that accord with an-up-to-date Development Plan should be approved without delay.
- 5.2.10 In view of this it is considered that the 'principle' of a sensitively designed detached building comprising an ancillary garage building and associated internal facilities to the southwest of Moatlands Manor should be accepted, with the development entirely in accordance with the Tunbridge Wells Development Plan and NPPF, subject to acceptable impact on the character and appearance of the countryside.

5.3 DESIGN

- 5.3.1 The Site falls within a potentially sensitive location being within the countryside, however, it is noted that by virtue of the development being of a modest scale and sensitively designed as an ancillary building to the main dwelling which complements the aesthetics of rural buildings in this location, given the use of plain tiles and timber. It is therefore considered that the garage is entirely appropriate and should be supported.
- 5.3.2 The siting of the building southwest of Moatlands Manor has been carefully considered to ensure that the garage is largely screened by existing buildings and dense vegetation and does not impact the natural character of the area and the countryside. The building has been located on the existing access hardstanding

track in proximity to existing ancillary buildings so that the garage can be seen as ancillary to the main dwelling.

- 5.3.3 The building as previously noted takes a broadly rectangular shape and is two storeys in height, comprising of a garage alongside ancillary office and meeting room space. The building has been sensitively designed to provide a modest floorspace that comprises the architectural style of the surrounding rural buildings located on and surrounding the Site. Materially, the garage has been designed to complement these buildings, comprising plain roof tiles and timber walls.
- 5.3.4 Overall, the design approach, scale, bulk, massing, and choice of architectural style and materials was carefully considered to ensure that the garage building integrates within the Site and its surroundings, allowing for it to comfortably assimilate within its context and the wider countryside. It is therefore concluded that the development is in completed accordance with Local Plan Policy EN1 and NPPF Paragraph 131.

5.4 AMENITY

- 5.4.1 Paragraph 135 of the NPPF is clear that Planning Policies and Decisions should ensure that developments create places that are safe, inclusive, and accessible and which offer a high standard of amenity for existing and future users.
- 5.4.2 It is noted that the immediate surrounding area of the Site is predominantly rural in nature, the Site benefits from dense vegetation comprising trees and hedging within the Site and along the Site boundaries.
- 5.4.3 The front elevation of the closest 'lived in' building is located approximately 105 metres north east of the garage, being Moatlands Manor. The garage building is also screened by the dense woodland to the north and west, in addition to the existing buildings on Site in this location.
- 5.4.4 It is therefore concluded that, by virtue of the scale and use of the development, being ancillary to the use of the existing dwelling, and the screening of the Site, that the development achieves more than adequate levels of amenity which are retained for neighbouring occupants.

5.5 LANDSCAPING, TREES, AND ECOLOGY

Landscaping

- 5.5.1 The garage building is surrounded by dense vegetation in the form of woodland to the north and west which provides a natural buffer, that not only provides a visual benefit to the surrounding area, but also effectively screens the garage from views from the north. The garage is also partly screened by the existing trees,

hedgerow and building to the south, and building to the west, which helps to ensure the building is less pronounced within the landscape.

- 5.5.2 Whilst it is noted that the garage building can be glimpsed from views along the Public Right of Way (reference: WT269) through gaps in vegetation. However, it is noted that the modest nature of the garage building and the design being in-keeping with the rural character ensures that the development does not cause demonstrable impact on the landscape.

Trees

- 5.5.3 Whilst a number of trees and hedges fall within the Site's red line boundary, it is noted that the erection of the garage building, by virtue of being located on a hardstanding clearing, outside of any Root Protection Area (RPA), did not influence, affect, or remove any of the trees.

Ecology

- 5.5.4 Whilst the woodland and vegetation throughout the Site offers a number of ecological opportunities, it is noted that by virtue of the garage being located on a hardstanding clearing south west of the main dwelling, there is no potential for ecological opportunities. The garage building is set far enough south of the woodland to not give rise to any ecological concerns.

5.6 FLOOD RISK

- 5.6.1 As noted previously, according to the Environment Agency's Flood Risk Mapping, the Site partly falls within Flood Zone 2 and 3. In light of NPPF Paragraph 165 which states that development should be directed away from areas at the highest risk of flooding. It is, however highlighted that the majority of the Site, in particular that where the garage building is located, lies entirely within Flood Zone 1, which has the lowest risk of flooding.

5.7 HIGHWAYS AND ACCESS

- 5.7.1 Access to the Site has remained unchanged from the existing arrangements, it is also noted that the garage building would not generate additional vehicle trips nor result in demonstrable impacts upon the Local Highway capacity, amenity, or operation. Nor would it have any severe impact on the Local Highway Network in line with Paragraph 115 of the NPPF.

6 SUMMARY AND CONCLUSION

6.1 SUMMARY

- 6.1.1 This Planning Statement has been prepared on behalf of Mr & Mrs Irvine in support of a Retrospective Householder Planning Application for the erection of a one-and-a-half storey ancillary domestic building comprising a garage and ancillary internal facilities at Moatlands Manor, Waterman's Lane, Paddock Wood, TN12 6ND.
- 6.1.2 This Planning Statement has taken into consideration the Site's planning history, relevant planning policy, and the Site's locality within the countryside.
- 6.1.3 This Statement has demonstrated that the development of a one-and-a-half storey building comprising a garage building alongside associated internal facilities is entirely in character with the Site and surrounding area. It is noted that the sensitively designed garage entirely respects the surrounding rural buildings, the countryside, and serves as a subservient structure to the main dwelling. It is reiterated that the proposed development emulates the materials and architectural styling and details of rural buildings in the area, whilst being of a modest scale that complements the main dwelling and wider area. Additionally, the garage building is located in a non-intrusive and well screened area within the Site.
- 6.1.4 The development is entirely compatible with the neighbouring residential uses, the development would not result in any adverse impacts on the countryside, amenity, heritage, trees, biodiversity, flood risk, or highways. Therefore, ensuring the development is consistent with the NPPF's objective of achieving sustainable development.

6.2 CONCLUSION

- 6.2.1 In considering the above context, it is noted that the garage building comprises a well-informed, high-quality, sensitive, and well-planned proposals.
- 6.2.2 It is added that this Statement has demonstrated that the development is supported by the relevant Policies in the Development Plan, which comprises Policies from the Tunbridge Wells Local Plan, Core Strategy, Site Allocations Local Plan, and Submission Local Plan, in addition to the NPPF December 2023, and any relevant Supplementary Planning Documents.
- 6.2.3 Therefore, for the reasons as set out within this Statement, it is considered that the development accords with the relevant Local and National Planning Policy, and as a result, is entirely acceptable. It is therefore respectfully requested that Planning Permission be granted.