



Finns Barn, Standen Street, Benenden,
Cranbrook, Kent TN17 4LA

Design & Access Statement

11-13 High Street | Tunbridge Wells | Kent | TN11UL
February 2024





John Bullock Design

11-13 High Street, Tunbridge Wells, Kent, TN1 1UL

tel: 01892 525732

email: enquiries@johnbullockdesign.com

web: www.johnbullockdesign.com

Registered Office: 2nd Floor, 11-13 High Street, Tunbridge Wells, Kent TN1 1UL VAT
Number: 840295335

Registered in England & Wales No. 4891342

John Bullock Design is a trading name of John Bullock Associates Ltd.

Contents

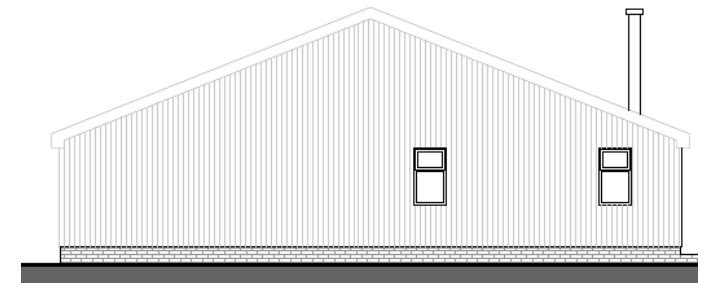
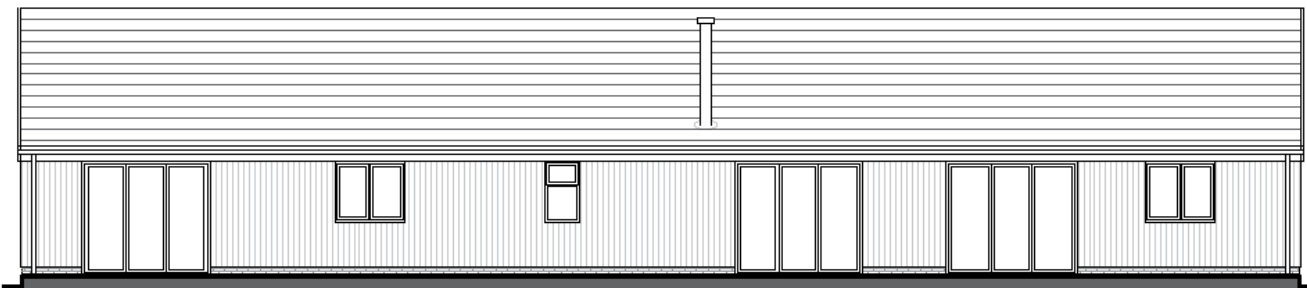
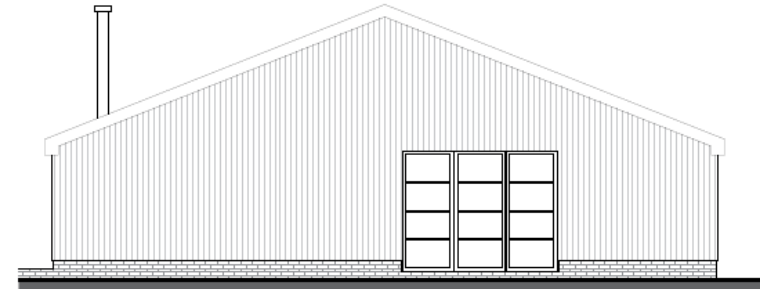
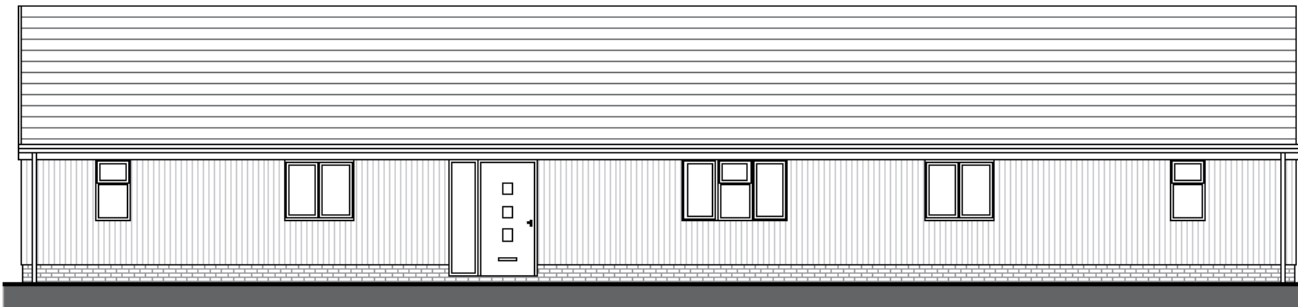
- 1.0 Introduction 4
- 2.0 Site Location 5
- 3.0 Existing Buildings 6
- 4.0 Proposals 7
- 5.0 Use 8
- 6.0 Quantity 8
- 7.0 Layout 9
- 8.0 Access 9
- 9.0 Scale 10
- 10.0 Landscaping 10
- 11.0 Appearance 11

1.0 Introduction

This document has been prepared by John Bullock Design on behalf of our clients to support a planning application for a single storey garden room extension at Finns Barn, Standen Street in Benenden.

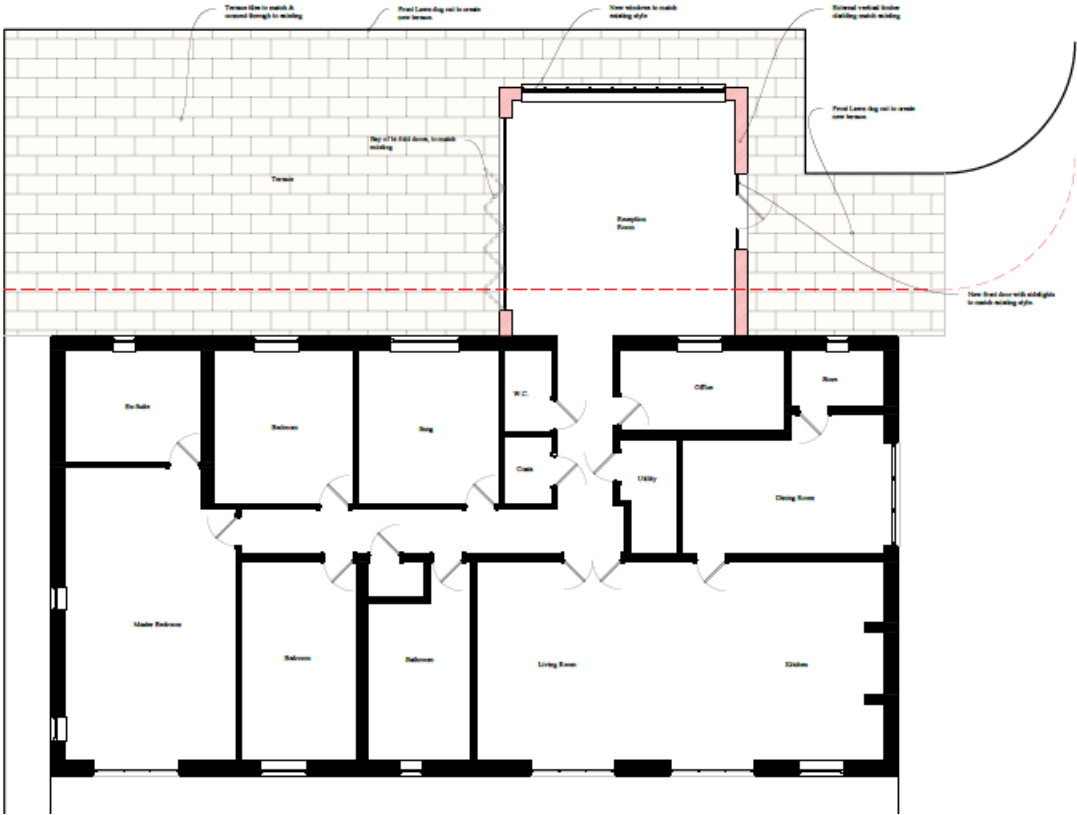
3.0 Existing Building

The existing dwelling is a detached single storey property, which was converted from a disused poultry building. Planning permission 20/01041/FULL allowed for the demolition of one poultry unit and the conversion of the remaining poultry unit into two dwellings.



4.0 Proposals

It is proposed to erect a single storey extension to the front of the dwelling, to create a garden room.



5.0 Use

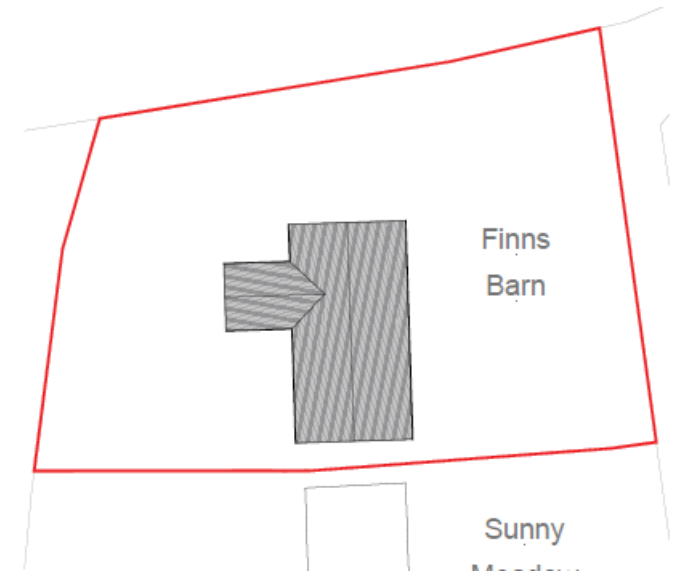
It is proposed to use the extension in connection with the existing residential use of the property.

6.0 Quantity

The proposal relates to one single storey extension.

7.0 Layout

The proposed extension will be sited to the front of the existing house, in a discrete position that will mean that allows it to be screened from the surrounding countryside by existing mature trees.



8.0 Access

No amendments are proposed to the existing vehicular access. It is proposed to install a new entrance door in the extension, along with bi-fold doors in one elevation, with joinery to match the existing.

9.0 Scale

The proposed extension measures 6.5 metres x 6.5 metres. It is modest in scale and its proportions allow to sit well within the site, and will be subservient to the main dwelling.

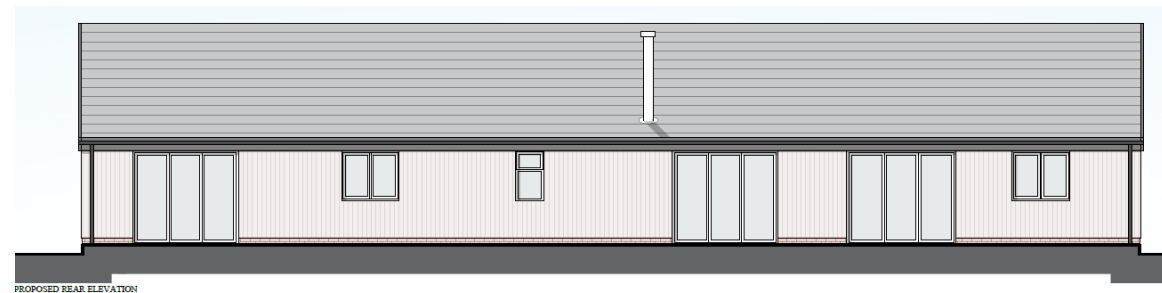
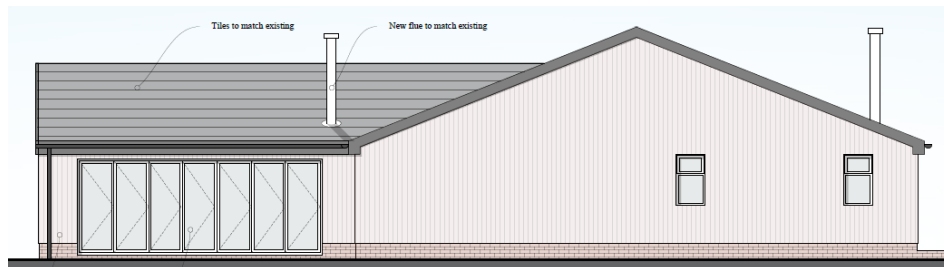
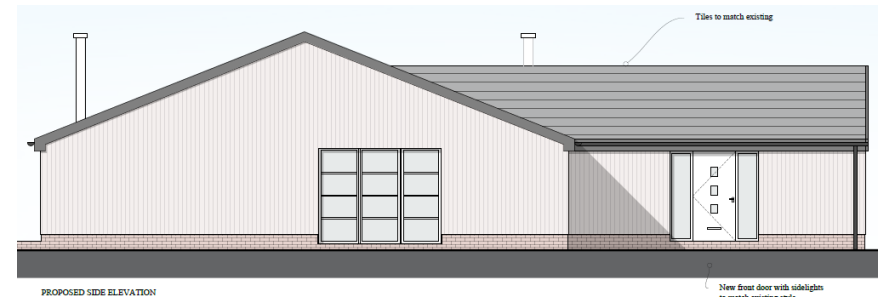
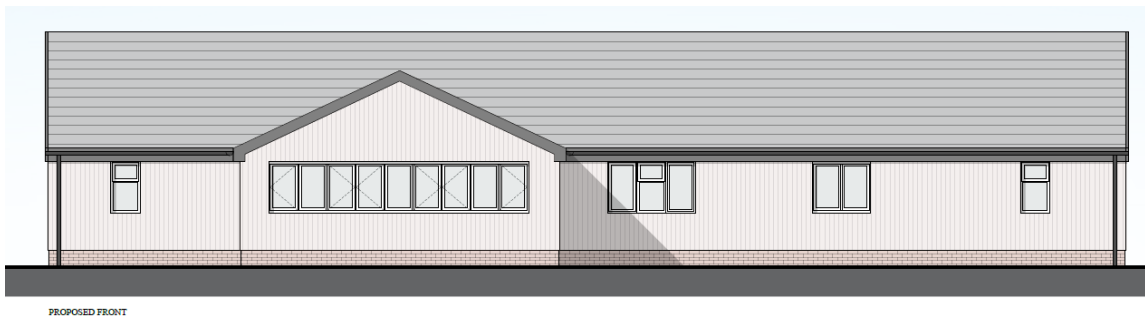
10.0 Landscaping

It is not proposed to amend the existing landscaping within the site.

11.0 Appearance

The proposed design provides a continuation from the existing dwelling. The proposed extension will be constructed with a brick plinth, vertical timber cladding and roof tiles to match the existing dwelling. The proposal will be located to the front of the dwelling, which will mean that due to its single storey nature, it will not be visible from outside the confines of the site. Therefore, it will not have a harmful impact on the visual amenity of the streetscene or rural character of the surrounding countryside.

The proposal will be sympathetic to the local distinctiveness, in accordance with the Benenden Neighbourhood Plan.





.B



.JB

John Bullock Design

11-13 High Street, Tunbridge Wells, Kent, TN1 1UL

tel: 01892 525732

email: enquiries@johnbullockdesign.com

web: www.johnbullockdesign.com

Registered Office: 2nd Floor, 11-13 High Street, Tunbridge Wells, Kent TN1 1UL VAT
Number: 840295335

Registered in England & Wales No. 4891342

John Bullock Design is a trading name of John Bullock Associates Ltd.