

# PLANNING STATEMENT

By Atelier de Linde Ltd.



**39 Brattle Wood**  
Sevenoaks, Kent, TN13 1QS  
On behalf of Mr and Mrs Iasci  
Planning Statement

February 2024

## APPLICATION DETAILS

**Site Address:**

39 Brattle Wood  
Sevenoaks,  
Kent,  
TN13 1QS

**Applicant:**

Mr and Mrs Iasci

**Agent:**

Atelier de Linde Ltd.  
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Kent TN15 3UB

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## 1 Introduction

Atelier de Linde Ltd. has been appointed by the applicant to prepare a planning statement to accompany the planning application. The statement is to be read in conjunction with the drawings submitted.

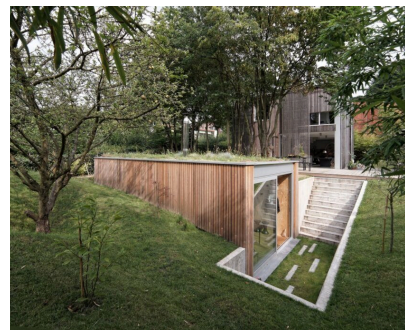
## 2 Existing Property

39 Brattle Wood was built in the 20th century and is a detached property with a summerhouse erected in the rear garden.

## 3 Proposed Works

### 1) Addition of a new Pool House within the rear garden

The proposal is for the addition of a partially sunken pool house in the rear garden. The main house remains untouched. This structure includes an indoor pool, bar, games room, wc, changing room, storage and pump room. The roof of the structure will be landscaped to merge with the existing garden as a patio with 3 walk-on rooflights which will light up the indoor pool space.



Precedent images of sunken structures with green roofs

## 4 Scale and form

The overall footprint of the built form will increase. However the proposal is sunken below the level of the existing garden and therefore cannot be seen from the house and only has windows on elevation 1. The proposal is integrated with the existing landscape and forms a continuation of the garden with the roof space becoming a patio.

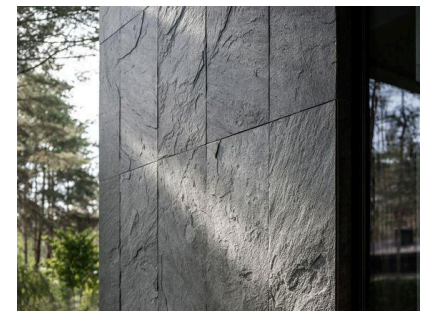
## 5 Appearance and materials

The palette of materials proposed includes stone cladding for the walls, the front elevation is mainly glazed to allow natural light into the pool house. Due to the structure being sunken, these materials can only be seen from the lowest level on the site.

The windows will be double glazed powder coated aluminium framed, to ensure adequate U-values are met.



Aluminium bi-folding doors example



Stone cladding example

## 6. Privacy and overlooking

The proposal does not incur any privacy issues as it is sunken and does not overlook any neighbouring properties. Please refer to section 8, pre-application advice.

## 7 Pool House access

Access to the Pool House will be from the side elevation.

## 8 Pre-application Advice

Pre-application advice was sought for the proposal of a pool house (reference no. PA/23/00170). As per the feedback received from Sevenoaks Council *'The outbuilding due to its rear location would not have any impact on the street scene' (Pre-app Advice)*. Due to the nature of the design and the levels of the site, the pool house cannot be seen from the main street elevation, having no impact on the existing streetscape.

Following on, *'The pool house due to its location at the bottom of the garden, being single storey and partially sunken is unlikely to cause any neighbouring issues to those located on either side' (Pre-app Advice)*. Therefore, overlooking and privacy issues are mitigated.

## 9 Conclusion

In our view, the works proposed will enhance the value of the property and suit the requirements outlined by the clients.

In light of this, we respectfully request that this application be determined positively.



**10 Existing site pictures**

