



STATEMENT OF CASE

Project Number:

2023/1377

Project:

The Grange, Ashford Road, Lenham, Maidstone, ME17 2DA

Proposal:

Erection of single storey rear extension (Prior Approval)

Date:

March 2024

Contents

1. Introduction	3
2. Site Description	4
3. Planning History	5
4. Prior Approval Application Proposal.....	6
5. Conclusion.....	6

1. Introduction

- 1.1 This statement has been prepared in support of my clients' Prior Approval Application. This is in relation to the erection of a single storey rear extension.
- 1.2 Firstly, this statement will set out the details of the site description to provide a context in which the proposal has been designed. Secondly, we review the sites planning history and set out the details of the proposal subject of this application. Next, we provide a summary of the relevant national legislation which affects this proposal and confirm how we consider the proposal meets these requirements.
- 1.3 In addition to this statement the following documents have been provided:
 - Site Location Plan Existing and Proposed Site Plan
 - Existing Floor Plans and Elevations
 - Proposed floor plans and elevations

2. Site Description

- 2.1 The site comprises a large two-storey detached dwelling on the southern side of Ashford Road (A20) and is set within a large rectangular plot. The site benefits from an access from the A20 with a parking area being provided to the front of the dwelling. Mature boundary planting is positioned to the front of the site and to the side and rear boundaries of the site. The existing access to the property is illustrated in the image below. As illustrated views of the existing dwelling are very limited due to the presence of mature boundary planting.



- 2.2 To the south and east of the site lies an agricultural field, beyond which lies the settlement of Lenham. In terms of planning constraints the site lies outside of the settlement boundary of Lenham and therefore within the countryside. The site is located within Flood Zone 1 and therefore is at a low risk of flooding. The site is not affected by any landscape or ecological designations.

3. Planning History and Proposal

- 3.1 Recently a prior approval application ref 24/500382/PNEXT for an 8m rear extension was refused on the grounds that it was determined that the front elevation of the property was that which forms the eastern elevation of the property. It was concluded that:
‘Ultimately, the GPDO grants Class A permitted development rights with reference to the ‘original dwellinghouse’ when considering the principal elevation. The current entrance on the northern elevation of The Grange is formed by an extension to the original dwellinghouse. Furthermore, whilst this elevation faces in the general direction of the highway, the property is quite a distance back from Ashford Road such that there is no close relationship and therefore this factor would not solely identify the principal elevation.’
- 3.2 Following the determination of the prior approval application, an application for a lawful development certificate for the proposed erection of two single storey side extensions and a front porch was withdrawn (ref 24/500394/LAWPRO),
- 3.3 This application seeks to provide an alternative permitted development solution to that previously submitted which takes into account the Councils conclusions in relation to the position of the principal elevation of the property.
- 3.4 Prior approval is now sought for a single storey rear extension measuring 8m deep with a flat roof and height of 4m.



Figure 1 – Proposed Elevations

4. Prior Approval Application Proposal

4.1 Prior approval is sought for the erection of a larger home extension under Class A of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1 as follows;

A.4—(1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

(2) Before beginning the development the developer must provide the following information to the local planning authority—

(a) a written description of the proposed development including—

Proposal involves the erection of a single storey rear extension.

(i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;

8m

(ii) the maximum height of the enlarged part of the dwellinghouse; and

4m

(iii) the height of the eaves of the enlarged part of the dwellinghouse;

4m

(iv) where the enlarged part will be joined to an existing enlargement of the dwellinghouse, the information in sub-paragraphs (i) to (iii) must be provided in respect of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined);

N/A

(b) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined;

Submitted as part of the application

(c) the addresses of any adjoining premises;

The Nurseries, Ashford Road, Lenham, Maidstone, ME17 2DB

Faygate, Ashford Road, Lenham, Maidstone, ME17 2DB

(d) the developer's contact address; and

Unit 4, The Old Granary, Strettit Farm, Snoll Hatch Road, East Peckham, Tonbridge, Kent, TN12 5EE

(e) the developer's email address if the developer is content to receive communications electronically,

Enquiries@sjmplanning.com

together with any fee required to be paid.

Submitted as part of the application

5. Conclusion

5.1 The scheme accords with Class A of the General Permitted Development Order 2015, Schedule 2, Part 1.