



Planning Statement

Submission to Sevenoaks District Council

Proposed Garage extension

at

Hall Place

Leigh

Penshurst Road

Tonbridge

TN11 8HH

February 2024

1.0 Introduction

This Planning Statement has been prepared on behalf of Mr Shaun Gilchrist by Kent Planning Consultancy Ltd support of an application for householder planning permission for an extension to the garage, relating to the site known as 'Hall Place, Leigh, Penshurst Road, Tonbridge, TN11 8HH' (hereafter referred to as the "Site"), as shown on the Site Location Plan.

The description of development is as follows:

Proposed Garage Extension

This statement sets out the key policy parameters, the Site context, relevant Planning History and the details for the proposed garage extension, and an analysis of the proposed scheme to present a planning case for supporting this householder based development.

This statement supports the submission of a scheme to Sevenoaks District Council. The application is supported by a series of accompanying drawings by Offset Architects and a Design, Access and Heritage Statement prepared by Peter Bell Historic Building Consultancy.

2.0 Design, Appearance & Siting

The proposed development comprises an extension to the south-west elevation of the existing garage.

The extension would see a continuation of the existing building, to provide additional garage space and storage. The existing external covered area would also be extended to represent a structure which sits neatly enclose within the surrounding building.

The existing drive would be marginally extended to access the building.

The application is supported by a Design, Access and Heritage Statement which sets out the full design rationale.

The materials and built form reflect the existing situation, including a continuation of the pitched roof and the glazed canopy. The proposed materials are to match the existing, including red brick with decorative diaperwork and grey slate roof.

4.0 Site Context and Surroundings

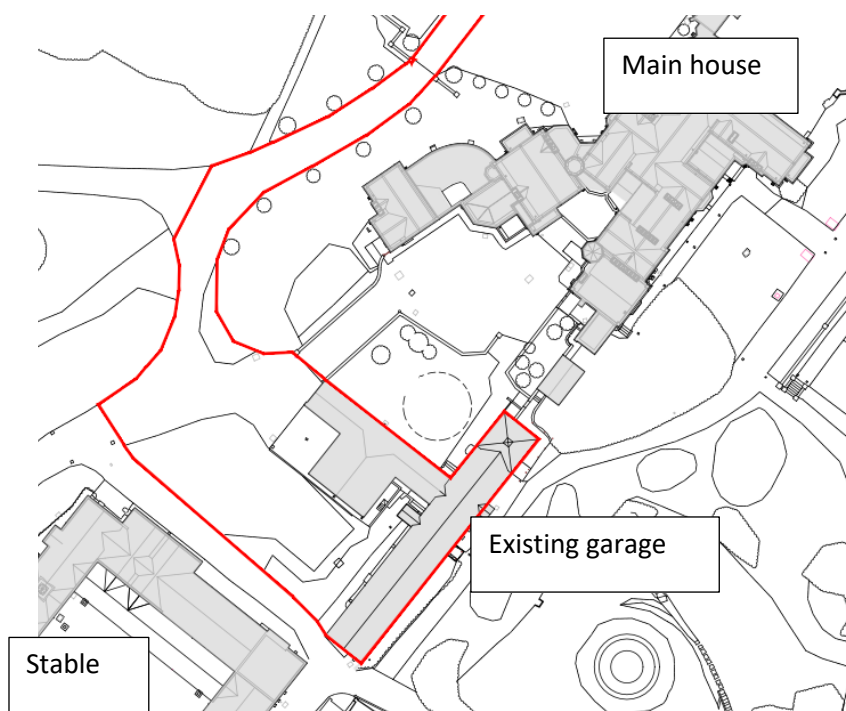
Immediate

The application site forms part of the wider estate associated with the residential property, Hall Place., a grade II listed building.

Hall Place is a sizeable dwellinghouse with substantial grounds, situated to the north-west of the village of Leigh.

Access to the property is obtained from the B2027 Penshurt Road from both the south and north-east via a private access route.

This access route from the north-east passes round the main house to a driveway leading to the existing garage building. A stable quadrangle sits to the south east of this. The stable building, main house and the building which the garage is part of are all grade II listed buildings.



Surrounding

By virtue of the size of the estate, any surrounding land uses are a substantial distance away. The site sits to the north-west of the core village centre of Leigh.

The property falls within the parish of Leigh, within the administrative area of Sevenoaks District Council.

The whole of the site falls within the Metropolitan Green Belt and the Leigh Conservation Area.

The access to Hall Place is immediately north of the boundary encompassing the High Weald AONB, but the site itself is not subject to any landscape designation.

5.0 Planning History

There is no recent, relevant planning history.

6.0 Planning Policy

National Policy

National Planning Policy Framework - NPPF (September 2023)

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. The following chapters are relevant to the proposal:

- Chapter 2 – Achieving Sustainable Development
- Chapter 4 – Decision Making
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt Land
- Chapter 16 - Conserving and enhancing the built environment

NPPG

The National Planning Practice Guidance (NPPG) builds on principles within the NPPF and provides further detailed technical guidance.

- Para. 106 – Guidance relating to the application of conditions upon planning permissions.

Local - Sevenoaks Core Strategy

The following planning policies are considered most relevant in determining application for this site:

- LO1 Distribution of Development
- LO7 Development in rural Settlements
- SP1 Design of New Development and Conservation
- SP2 Sustainable Development

Local - Sevenoaks Allocations and Development Management Plan

The following planning policies are considered most relevant in determining application for this site:

- SC1 Presumption in favour of sustainable development
- EN1 Design Principles

- EN4 Heritage Assets
- GB1 Limited Extensions to Dwellings in the Green Belt

7.0 Planning Analysis

This section of the report sets out an assessment of the proposed development against the relevant planning policy, material considerations and guidance. A topic-based approach is taken in respect of the planning considerations, with due regard to the planning policies at National and Local level.

Principle of Development

The application site forms part of an established and lawful residential dwelling within the Green Belt.

Paragraph 149 of the NPPF states that the extension to a building within the Green Belt is not considered to be inappropriate development provided that it does not result in disproportionate additions over and above the size of the original building.

This narrative is reflected at a local policy level. Policy GB1 of the Sevenoaks Allocations and Development Management Plan states that proposal to extend an existing dwelling within the Green Belt will be permitted, subject to meeting certain criteria, responded to below **in turn:**

a) the existing dwelling is lawful and permanent in nature; and

Hall Place is an established, lawful and permanent residential property where the garage building is incidental to the main dwellinghouse.

a) the design responds to the original form and appearance of the building and the proposed volume of the extension, taking into consideration any previous extensions, is proportional and subservient to the 'original' dwelling and does not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion;

The design responds fully to the original form of the building, where it represents a continuation and mirroring of the existing building and canopy. The proposed materials would match the existing to retain the overall appearance.

The extension is not of an excessive scale, being a continuation of a single storey structure in a well-contained central location within an established residential estate. Therefore, the development would not result in any visual intrusion or conflict with the purpose of the Green Belt which is to preserve openness.

and if the proposal is considered acceptable when considered against criteria a) and b), the following criterion will then be assessed and must also be met for the proposal to be considered appropriate:

- b) the applicant provides clear evidence that the total floorspace of the proposal, together with any previous extensions, alterations and outbuildings would not result in an increase of more than 50% above the floorspace of the "original" dwelling (measured externally) including outbuildings within 5m of the existing dwelling.*

As detailed within the Design and Access Statement, the proposed extension represents a 33% increase in the floorspace of the existing building.

Therefore, the proposal is compliant with Policy GB1, and the NPPF, and the principle of development is considered acceptable.

Character and Appearance (Visual Amenity)

Policy EN1 of the Sevenoaks Allocations and Development Management Plan states that proposals which would create high quality design will be permitted where they respond to they respond to the scale, height and materials and would not result in the loss of buildings, open spaces or green infrastructure which would have an unacceptable impact on the character of the area.

The proposed extension is of a traditional design reflective of the historic significance of the wider site. The proposal would be of an appropriate size, scale and height for its function and relate well to the existing building and respond to its surrounding context and situation.

The materials reflect the vernacular, replicating those of the existing garage and employing red brick with decorative diaperwork grey slate roof with clay hog's-back ridge and hip tiles. Windows, doors, brick arches and lintels are all designed to match those of the existing garage. The only exception is the elevation facing the stable building where stone window dressings and a dentilled eaves course are designed to reflect those of the stable building.

The development does not result in the loss of any openness or green space, being well-contained in a central location at an existing residential property.

It is therefore considered that the proposed development is acceptable in terms of impact on the character and appearance of the wider site and the open countryside.

The proposal would therefore preserve the character and appearance of the site and the surrounding environment.

Heritage Conservation

The existing building is Grade II listed, as is the main dwellinghouse and the stable building to the south-west. The site is also within the Leigh Conservation Area.

Policy EN4 of the Sevenoaks Allocations and Development Management Plan states that proposals will be permitted where the development conserves or enhances the character, appearance and setting of the asset.

This application is supported by a Heritage Statement, prepared by Peter Bell Historic Building Consultancy. The statement concludes that the garage extension is modest in scale and has been designed to respond positively to its architectural and historic surroundings.

Further, the report demonstrates that the existing building and the estate has evolved in phases of development, reflecting the changing needs over time. In many respects it is the narrative of change which contributes to the significance of the heritage assets more than anything else. The current proposals are an expression of the 21st century needs of the current owners.

The proposals are consistent with the conservation of the listed buildings, the registered park and garden and the Leigh Conservation Area.

Therefore, the proposal is considered acceptable in terms of heritage conservation.

8.0 Conclusion

Householder planning permission is sought for a single storey extension to the existing garage, which is an outbuilding incidental to Hall Place.

The scheme is considered acceptable in principle, representing development which is not inappropriate within the Green Belt. The extension will be of a high-quality design to reflect the existing building form and materials and is otherwise visually acceptable, and there would be no adverse impact on heritage conservation.

Given the above, it is requested that the proposed and revised scheme should be positively viewed in the context of the NPPF and the Local Plan and that planning permission should be granted without delay.