

PROPOSED STATIONING OF MOBILE HOME FOR THE USE OF AN ANNEXE TO EXISTING DWELLING AT:

RUNSELL GRANGE, YELSTED LANE, BOXLEY, MAIDSTONE, KENT,  
ME14 3EJ

## **+ PLANNING STATEMENT**



2902 - RUNSELL GRANGE, YELSTED LANE, BOXLEY, MAIDSTONE, ME14 3EJ

## 1.0 + INTRODUCTION

This planning statement has been prepared in support of a planning application at: Runsell Grange, Yelsted Lane, Boxley, ME14 3EJ. The proposed development description is:

*“Proposed stationing of mobile home for the use of an annexe to the existing dwelling.”*

The statement considers the site constraints, national and local policy, and development opportunities. The site is located within the Maidstone Borough, and Boxley Parish Council area.

The proposed annexe would provide ancillary accommodation for our client’s elderly parents through the stationing of a mobile home on site. Providing them with an independent living space, designed to accommodate those with a lack of mobility, with our clients acting as their carers next door.



+ Site Location ([www.google.co.uk/maps](http://www.google.co.uk/maps))

## 2.0 + SITE LOCATION AND DESCRIPTION

### Immediate

The application site is situated along Yelsted Lane, which is located within the village of Boxley, in the Maidstone district of Kent.

The dwelling of Runsell Grange has been recently built, approved planning permission in 2021 under reference 21/50003/FULL. It is a well-designed, four-bedroom bungalow which offers a family home in line with modern day living standards. There is also a two-bay garage on site for the use of the occupants.

### Surrounding

The site is accessed from Yelsted Lane via Harp Farm Road. Along Yelsted Lane, Runsell Grange stands as the only dwelling, being surrounded by agricultural land.

Boxley is a village lying below the slope of the North Downs, approximately 2 miles northeast of the centre of Maidstone town. The M2 and M20 motorways cross the parish to the north and south of the Boxley village. Despite being so close to Maidstone and two motorways, the village is surrounded by woodland, and still retains a village feel.

The site is not within a Conservation Area, nor area of risk of flooding.

## 3.0 + PROPOSAL

The proposed development seeks to provide a single storey, standalone annexe through the stationing of a mobile home on site.

The annexe is to be occupied by the parents of the existing occupier of the main dwelling, from which day-to-day health and mobility support will be provided. The proposed annexe has been designed with the ability to accommodate a wheelchair user in future.

The building has been designed to allow a degree of solitude, taking into consideration the relationship between the main property owner and the proposed annexe occupier. Although there would remain a functional day-to-day relationship between the two buildings.

The proposed annexe has been sited to maximise the views to the south of the site, being positioned away from neighbouring dwellings, whilst remaining a positive and clear relationship between the annexe and main dwelling.

## 4.0 + PLANNING HISTORY

The following planning applications were found via an online search on Maidstone Borough Council's website, relating to Runsell Grange:

Ref: 21/500031/FULL

Erection of a replacement dwelling and detached double garage and change of use of land to additional residential garden.

Ref: 21/503123/SUB

Submission of details to discharge Condition 3 (materials) of planning permission 21/500031/FULL)

Ref: 22/502096/FULL

Section 73 – application for a minor material amendment to approved plans condition 2 pursuant to 21/500031/FULL for – erection of a replacement dwelling and detached double garage and change of use of land to additional residential garden.

Ref: 23/502570/SUB

Submission of details to discharge conditions 5 – landscaping, 7- biodiversity and 8 – boundary treatments, subject to 22/502/096/FULL.

## 5.0 + PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, applications for development which are in accordance with these policies should be allowed unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are material considerations.

The Development Plan comprises the following documents:

- Maidstone Local Plan (2017)
- National - NPPF (July 2021)

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 5 - Delivering a sufficient supply of homes
- Chapter 12 – Achieving well-designed places
- Chapter 15 – Conserving and Enhancing the Natural Environment

Local - Maidstone Local Plan (2017)

The Development Plan for Maidstone comprises The Maidstone Borough Local Plan which was ‘adopted’ in October 2017 and it looks ahead up to 2031. The following policies are relevant:

- Policy SP1 – Maidstone Urban Area
- Policy SP5 - Rural Service Centres
- Policy SP17 - Countryside
- Policy DM 1 – Principles of Good Design
- Policy DM2 - Sustainable Design
- Policy DM 3 – Natural Environment
- Policy DM 9 - Residential extensions, conversions and redevelopment within the built up area
- Policy DM12 - Density of Housing Developments
- Policy DM23 – Parking Standards
- Policy DM30 - Design Principles in the Countryside

## Local - Emerging Maidstone Local Plan Review

Accepting that the emerging Local Plan holds some weight, the following policies are considered relevant:

- LPRSP9 – Development in the countryside
- LPRSP15 – Principles of Good Design Policy
- LPRQ&D4 – Design principle in the countryside Policy
- LPRTRA4 - Parking Matters

## 6.0 + PLANNING ANALYSIS

### Principle of Development

Policy SPI7 of the Local Plan seeks to restrict certain types of development in the countryside for its own sake and to preserve the character and appearance of the rural landscape etc, as well as Policy SPI, which seeks to ensure new residential development is accommodated in sustainable location.

The application would allow for the stationing of a mobile home for ancillary purposes, where there is general policy support in the Local Plan under Policies, DM9, DM31 and DM32 for the addition of incidental domestic and householder outbuildings or extensions.

There is policy support for extensions and alterations, including the provision of incidental outbuildings for purposes incidental to the enjoyment of dwellings, allowed for in the adopted local plan.

In light of the above, the principle of the development is therefore considered to be acceptable, in accordance with Policies LBD1, EN1 and EN25 of the Local Plan and the guidance in the NPPF.

### Character and Appearance (Visual Amenity)

Policy DMI of the Maidstone Local Plan states that proposals which would create high quality design will be permitted where they respond positively to, and where possible enhance the character of the area; having particular regard to the scale, height, materials, detailing, mass, bulk, articulation and site coverage, incorporating a high quality design approach and making use of vernacular materials where appropriate. Design principles in the countryside are further explored at Policy DM30, which identifies that the type, siting, materials and design and level of activity would maintain or enhance local distinctiveness.

The caravan unit itself – does not fall within the scope of “operational development”, as so defined by Section 55 of the Town & Country Planning Act 1990 and the other part relating to the “use” of the land, by confirming the annexe use does not represent a “material change of use of land”.

Given the nature of the mobile unit, and its siting within an enclosed area of land, with its neighbouring residential unit to the east, and the fact the site will remind similar in appearance and character, it is not considered to be harmful to the amenity of the locality or the rural landscape.

The plans submitted with this application, confirm that the said caravan unit falls with the provisions of the Caravan Sites Act 1968 to constitute the unit as a single caravan. The plans confirm the size and dimensions of the caravan, being no more than 20m in length by 6.8m in depth and having a finished floor to ceiling level of under 3m, all falling within the parameters allowed under the relevant legislation.

## Residential Amenity

Policy DMI and DM9 of the Local Plan requires that all development should not unreasonably harm the amenities of adjoining properties.

The site is more than adequately separated from any neighbouring properties and therefore there would be no unacceptable harmful impact upon neighbouring amenity from the mobile home proposed.

As such, it is considered that living conditions of the occupiers would be safeguarded and that the objectives of Policy EN1 of the Local Plan and Paragraph 127 of the NPPF would be met.

## **7.0 + CONCLUSION**

This statement has considered the site constraints, national and local policy, and development opportunities. In doing so, it has been found that the proposal is supported in principle within both local and national policy.

Given the above, we consider the proposal to create an annexe for a dependent family member would be acceptable. By reason of its design, nature, and siting, the development proposed will assimilate well within the site and would not cause any detrimental impact on the rural character of the site.