

# Planning, Design and Access Statement






Application for Full Planning  
Permission for conversion of stable  
building to provide one bedroom  
dwelling house at:

Stable Building  
Pigdown Plantation  
Pigdown Lane  
Edenbridge  
Kent  
TN8 7LX

By:

Mr & Mrs G. Johnson

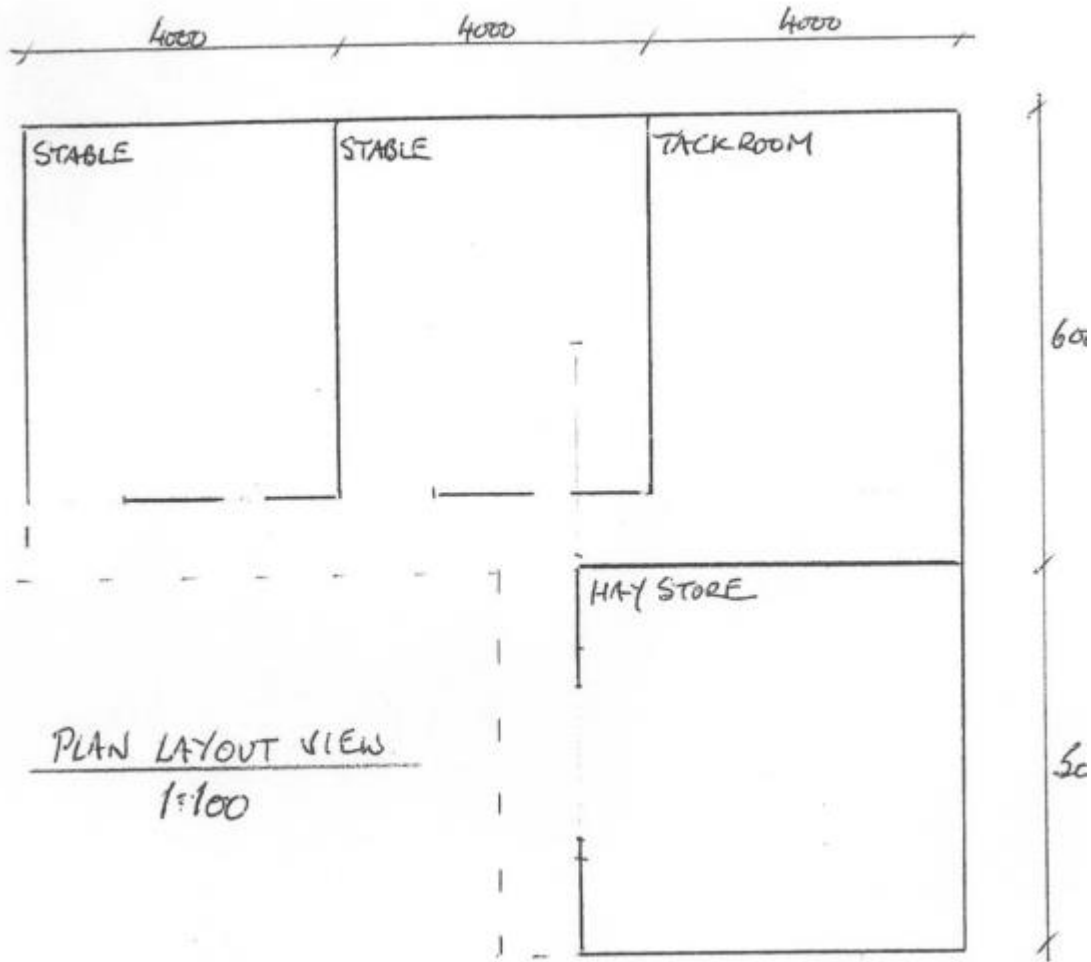
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**1. INTRODUCTION**

- 1.1. We have been instructed by Mr & Mrs G. Johnson of the Pigdown Plantation to prepare and submit an application for Full Planning Permission for the conversion of an existing single storey stable building to provide a one bedroom two-person dwellinghouse at Pigdown Plantation, Pigdown Lane, Edenbridge Kent TN8 7LX.
- 1.2. The application has been prepared following a visit to the site, an inspection of the existing building and a review of all relevant planning policy contained within the National Planning Policy Framework (2023), the Sevenoaks Core Strategy (2011), the Sevenoaks Allocations and Development Management Plan (2014) and the Council’s Supplementary Planning Guidance Document concerning Development in the Green Belt (2014).
- 1.3. This statement is accompanied by a full set of existing and proposed plans showing the proposed layout of the dwelling and how it complies with the Nationally Described Space Standards. It is also accompanied by a comprehensive structural assessment of the building undertaken by TSC Consulting Engineers and a completed Phase 1 Preliminary Ecological Appraisal that is provided by the Ecology Partnership.

**2. THE APPLICATION SITE**

- 2.1. The application site comprises a modern stable building of single storey L shaped design that is located on the north-west side of Pigdown Lane within the complex of buildings known as the Pigdown Plantation, TN8 7LX.
- 2.2. The site is located within the confines of the Green Belt and is within an Area of Outstanding Natural Beauty. This part of the District is not however within a Conservation Area, nor is the existing stable building located close to the setting of any Heritage Assets.
- 2.3. The existing stables building is accessed from a principal gated access into the Pigdown Plantation which leads from Pigdown Lane. This access opens up into a wide and open area of vehicle parking which serves existing residential properties and the stables building. There are no public rights of way which run across the site or close to the stables building in question.
- 2.4. In terms of relevant planning history, the L shaped stable building was granted full planning permission by Sevenoaks District Council on the 18<sup>th</sup> of October 2006 under reference SE/06/01913/FUL and a copy of the consented plans concerning the stables can be seen below. The existing building has not been extended since its erection.

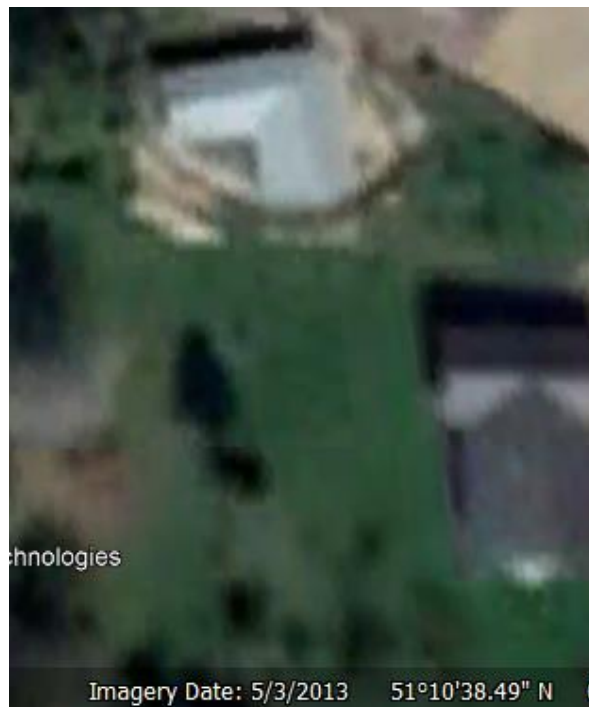


Extract from plans approved under reference 06/01913/FUL

- 2.5. Historical aerial images of the site demonstrate that the building was under construction as of the 1<sup>st</sup> of January 2009 and an aerial image dated the 5<sup>th</sup> of March 2013 shows the building on the site as it was completed.



Aerial image showing stables under construction 1/1/2009



Aerial image showing completed stables as of 5/3/2013

**3. THE PROPOSAL**

- 3.1. This application seeks Full Planning Permission to convert the existing stables building that is no longer required for the stabling of horses to enable a one bedroom two person dwelling to be provided.
- 3.2. The plans that accompany this submission detail that the dwelling would comprise an open plan kitchen/living room and hallway with a separate bathroom and utility room. In addition, the single double bedroom that is proposed would be of generous proportions with this being some 28m<sup>2</sup> in size.
- 3.3. The dwelling would have a total internal floor area of 82.4m<sup>2</sup>, which exceeds the Nationally Described Space Standard for homes of this size (50m<sup>2</sup>).
- 3.4. As part of the proposed conversion, minor fenestration changes are sought to the building that would include the introduction of an additional door as well as minor alterations to existing window openings.
- 3.5. The new dwelling would be served by the existing vehicular access onto Pigdown Lane and a modest rear garden area. There is ample space available for the parking of a single motor vehicle that will be required for the stables. Historically, one parking space has been allocated within the development in association with the stables, so there will be no material change in that regard.

#### **4. RELEVANT PLANNING POLICY CONSIDERATIONS**

- 4.1. Relevant planning policy to the determination of this application focuses on the sites location within the Green Belt which is principally contained within the National Planning Policy Framework (2023) the Sevenoaks Core Strategy (2011), the Sevenoaks Allocations and Development Management Plan (2015) and the Council's Supplementary Planning Guidance Document concerning Development within the Green Belt (2014). The Governments Nationally Described Space Standards Document concerning new dwellings is also of relevance to the Council's assessment.

##### ***National Planning Policy Framework (2023)***

- 4.2. Section 13 of the Framework concerns the protection of Green Belt land with paragraph 154 (g) confirming that the partial or complete redevelopment of previously developed land represents an appropriate form of development in such areas, with previously developed land including stable buildings.
- 4.3. Paragraph 155 confirms that the reuse of buildings represents an appropriate form of development on Green Belt land provided the buildings are of permanent and substantial construction.

##### ***Sevenoaks Core Strategy (2011)***

- 4.4. Policy LO8 refers to the Countryside and rural economy specifying that the extent of Green Belt will be maintained as will its character. The policy also encourages development that supports the maintenance and diversification of the rural economy.
- 4.5. Policy SP1 focuses on the design of new development and conservation and requires for all proposals to be of a high quality of design.

- 4.6. Policy SP11 refers to biodiversity and requires applicants to demonstrate that no harm to any protected species would be caused by new development. It also seeks for development to improve biodiversity wherever possible. In accordance with the terms of this policy this statement is accompanied by a preliminary Ecological Appraisal provided by the Ecology Partnership which outlines biodiversity enhancements that could be adopted.

***Sevenoaks Allocations and Development Management Plan (Feb 2015)***

- 4.7. Policy EN1 concerns the general design principles that will be used to assess all applications and requires for new development to be of a high quality of design.
- 4.8. Policy EN2 - Amenity Protection states that all new development must not cause harm to residential amenity. This is supported by other policies within the ADMP such as EN7 that refers to noise pollution.
- 4.9. Policy EN5 focuses on the District's landscape with this stating that the Kent Downs and High Weald Areas of Outstanding Natural Beauty will be protected, and that new development in such areas must conserve or enhance the character of the landscape.
- 4.10. Section 7 of the ADMP deals with Green Belt and outlines what forms of development will be judged to be acceptable in such locations. This accepts that the conversion of existing buildings on Green Belt land from one use to another will represent an appropriate form of development having regard to the terms of the National Planning Policy Framework.
- 4.11. Policy GB7 supports the reuse of buildings on Green Belt land subject to various criteria. This seeks for the new use to not cause any greater harm to openness than the present use and requires the applicant to demonstrate that the existing building is of sound and permanent construction and is capable of conversion without major or complete reconstruction. The



accompanying Structural Report provided by TSC Designs confirms that the building is of sound and permanent construction and is capable of being converted without substantive works.

***Development in the Green Belt Supplementary Planning Document (2015)***

- 4.12. The Council's Supplementary Planning Guidance offers further advice in relation to the interpretation of Green Belt policy. It specifies that the Council wishes to see at least 75% of an original building maintained/preserved as part of any conversion project. This policy also permits extensions to converted buildings as outlined in paragraph 4.6 of the Guidance but no extensions to the existing building are proposed as part of this application.

## 5. **PLANNING MERITS AND CONCLUSIONS**

5.1. Taking into consideration the relevant planning policies as detailed above, the main factors to be assessed in this case are as follows:

- The sites location within the Green Belt
- The standard of accommodation to be provided
- The Landscape
- Residential amenity
- Ecology
- Highways and Traffic

### ***The Green Belt***

5.2. There can be no objection in principle to the conversion of the existing building having regard to the terms of the National Planning Policy Framework and policy GB7 of the Allocations and Development Management Plan. The building is of sound and permanent construction and is capable of conversion without significant works. This is confirmed within the accompanying Structural Analysis that is provided by TSC Designs.

5.3. The existing building is no longer required to be used as stables with it having been erected originally for this purpose circa 2009. The buildings character, structural integrity and layout would lend itself well to residential use as proposed.

### ***Standard of Accommodation***

5.4. The conversion would enable a one bedroom two person dwelling to be provided. The internal layout is of generous proportions that exceeds the Nationally Described Space Standards in terms of its overall size, room heights and the bedroom would exceed the minimum

requirement of 11.5m<sup>2</sup>. All rooms would be afforded an acceptable degree of outlook, and the house would be afforded its own private garden area. The design would therefore provide an appropriate residential environment for its future occupiers.

### ***The Landscape***

- 5.5. The Council will note that this application does not propose any extensions to the existing building as part of the application. It solely seeks permission for it to be converted from one use to another. The conversion of the existing building within the Pigdown Plantation complex would not cause harm to the openness and character of the Green Belt or the character and setting of this part of the Area of Outstanding Natural Beauty. Compliance with Policy EN4 of the Sevenoaks ADMP is therefore achieved.

### ***Residential Amenity***

- 5.6. The existing building is of single storey design and is set away from the nearest dwelling that is located to the south. Its single storey nature would ensure that the dwelling does not overlook surrounding properties. Furthermore, the existing building is set comfortably away from other buildings and uses within the site, ensuring it would provide both an acceptable living environment for its future occupants and an appropriate degree of outlook and privacy. The design therefore complies with the terms of Policy EN2 of the ADMP.

### ***Ecology***

- 5.7. The accompanying Preliminary Ecological Appraisal that has been provided by the Ecology Partnership confirms that the building can be converted without causing harm to any protected species. Furthermore, the Preliminary Ecological Appraisal also details biodiversity enhancements that could be employed as part of the conversion in order to ensure compliance with Policy SP11 of the Sevenoaks Core Strategy is achieved.

***Highways and Parking***

- 5.8. The conversion of the existing building to provide a one bedroom two-person dwelling would not likely create any increase in parking demand. At present, there is one parking space available within the existing parking area that serves the Pigdown Plantation in association with the former Stables use. The conversion of the existing building to a dwelling would create the need for one parking space and this can easily be accommodated within the existing parking area serving the site.
- 5.9. There is sufficient area available for the manoeuvring of vehicles within the site to ensure they exit onto Pigdown Lane in a forward gear. The application would therefore comply with adopted parking standards and would not create any harm to pedestrian or highway safety.
- 5.10. Taking these factors into account, the application fully complies with the terms of all relevant planning policy, and it is therefore requested for full planning permission to be granted to enable the conversion to a dwelling to occur.