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SUPPORTING STATEMENT

**Cantium
Knatts Valley Road
Knatts Valley
Kent
TN15 6XY**

For

Mr J Fountain

27th February 2024

Project: Cantium, Knatts Valley Road, Knatts Valley, Kent, TN15 6XY

Client: Mr J Fountain

Document: Supporting Statement

Ref: JLH/ 290

Schedule of Information

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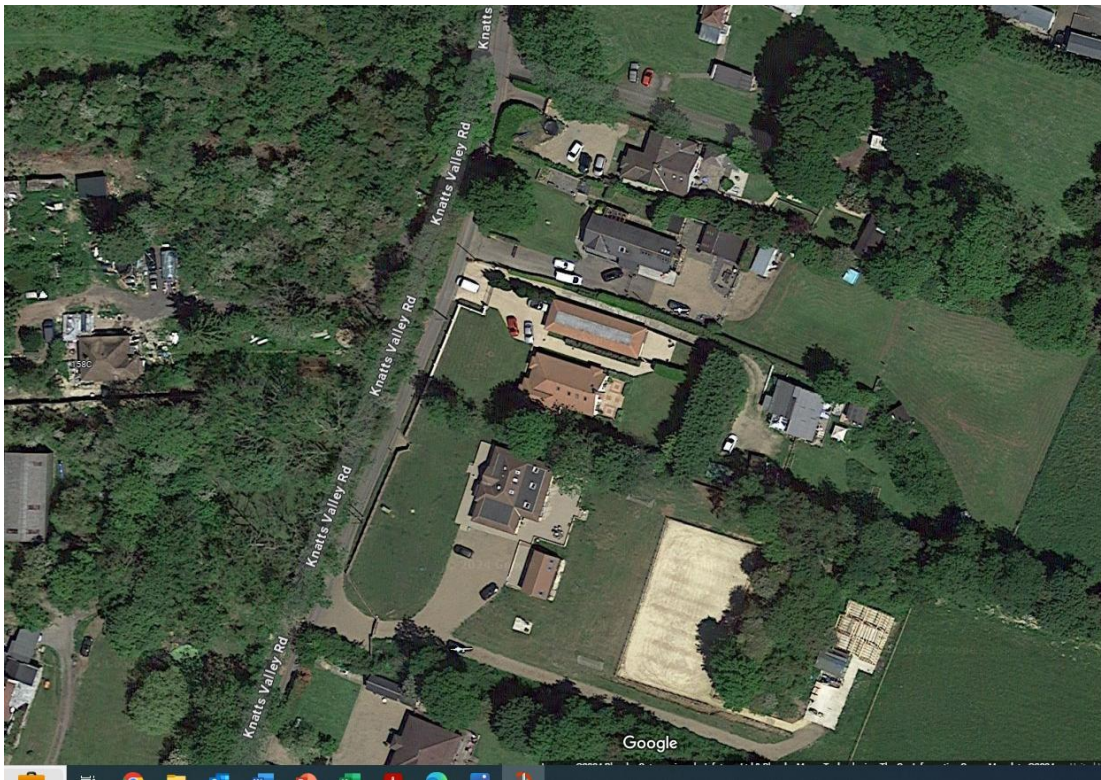
1.0 INTRODUCTION

- 1.1 This document has been prepared to support a planning application to allow a change of use from a residential annexe building into a separate residential dwelling with ancillary parking and bin storage facilities.
- 1.2 The submission includes the following detailed drawings:
- i) existing and proposed site and location plan.
 - ii) existing and proposed floor plans and elevations of the retained building.
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2.0 ASSESSMENT OF THE SITE AND SURROUNDING AREA

- 2.1 The site is located within the Metropolitan Green Belt and an Area of Outstanding Natural Beauty (AONB).
- 2.2 The site contains two separate buildings consisting of a detached chalet bungalow with 4 bedroom accommodation and a separate single storey building which includes a double garage facility and a two bedroom residential annexe.
- 2.3 The property has a very reasonable sized plot with an established mature tree and hedgerow belt, situated along the northern, eastern and southern boundaries. This provides a natural landscape screening to the domestic garden space to the rear of the property.
- 2.4 The following photos and aerial view provides more details of the site and the existing buildings.

Aerial View



General View of Existing Bungalow and Detached Annexe.



Front View of Annexe Building– Double Garage



Rear View of Annexe Building.



Rear Garden for the Annexe.



Existing Vehicular Access to the Garage.



2.5 The existing main residence has direct vehicular and pedestrian access into Knatts Valley Road and also owns the side vehicular access that is located along the Northern boundary of the site onto Knatts Valley Road.

The following photos show more details of the established additional access route.

Existing Access to the Rear of the Annexe



View of the Vehicular and Pedestrian Access to the Existing Annexe.



3.0 **PLANNING HISTORY.**

3.1 The following planning applications have been identified as being relevant to the current scheme:

- [Demolition of existing bungalow and erection of new bungalow.As amended by letter dated 30/6/89.](#)
Ref. No: 88/02533/HIST Status: Granted 07/06/1989
- [Retention of all of existing single storey building \(garage\) and conversion of part to residential annexe.](#)
Ref. No: 06/00117/RFPLN | Status: Appeal Allowed 21/06/2007
- [Provision of a caravan / mobile home for additional living accommodation in connection with the existing dwelling.](#)
Ref. No: 07/00963/LDCPR | Status: Granted 16/05/2007
- [Provision of a caravan / mobile home for additional living accommodation in connection with the existing dwelling.](#)
Ref. No: 07/01869/LDCPR | Status: Granted 14/08/2007
- [Erection of detached outbuilding in the curtilage.](#)
Ref. No: 10/00017/LDCPR | Status: Refused 04/03/2010
- [Erection of a detached outbuilding \(home gymnasium & pool house\) within curtilage.](#)
Ref. No: 10/00893/LDCPR| Status: Granted 09/06/2010
- [Continued use of an outbuilding as a residential annexe.](#)
Ref. No: 20/03181/LDCEX| Status: Granted 31/12/2020

3.2 The Lawful Development Certificate that was granted on 31st December 2020 confirms that there was no longer a specific tie to the then occupant Wendy Howard, and the building could continue as a general annexe for the host property of Cantium.

4.0 THE PROPOSALS.

- 4.1 The application seeks consent for the existing annexe building to become a separate residential dwelling with ancillary parking and cycle provision and bin storage facilities.
- 4.2 Although the site is situated within the Green Belt and an Area of Natural Outstanding Beauty, the proposals do not include any extension of the existing building or any major changes that would impact on this important setting. The building is well screened with established natural hedgerows that will be retained along the boundaries of the site.
- 4.3 The front of the building that accommodates the double garage element will remain as part of the demise of the adjoining dwelling- Cantium. Vehicular and pedestrian access to the proposed residential property will be via the existing side access along the Northern boundary. Part of the rear garden area will accommodate sufficient space for car parking bay and cycle and bin storage facilities. These elements will still allow for a very reasonable dedicated rear terrace area and garden space for the occupants of the dwelling. The submitted drawing 290-PD-01 confirms that the existing side access is of sufficient size to enable vehicles to enter and leave the property in a forward direction with sufficient manoeuvrability.
- 4.4 The proposal also makes a modest contribution to providing much needed residential accommodation for the District Council.
- 4.5 On this basis we are confident that the proposals will meet with the requirements of the relevant planning policies and will not impact in any way to the Green Belt of AONB.