

Retrospective Planning Application

For the retention of a detached outbuilding, log store and insertion of an additional conservation rooflight

At Chestnut Green Cottage, Racefield Close, Shorne, Kent DA12 3EL



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Park Cottages Tanyard Hill

Chestnut Green Cottage Racefield Close

Contents

Title	Page
Introduction	3
Site location & existing building	4
Application for retrospective planning for an additional rooflight	5
Non material amendment for additional rooflight approved under planning application 20150684 Plans as proposed	6
Application for retrospective planning for an outbuilding	8
Original approved planning drawings 20150247 depicting shed and bin store	9
Sight storage and access analysis	10-11
Feasibility for an outbuilding	12
Outbuilding design considerations	13
Site prior to outbuilding	14
Elevations prior to outbuilding	15
Elevations prior to outbuilding view from Racefield Close	16
Site plan as proposed	17
Elevations as proposed	18
Outbuilding as proposed	19
Building during construction 2020	20
Resultant building & materials	21
Before and after building comparison	22

Introduction

This design and access statement seeks retrospective planning approval for the retention of an outbuilding, logstore and an additional rooflight window.

Chestnut Green Cottage is a characterful two storey Chalet Bungalow located in the Chestnut Green Conservation Area in Shorne, Kent.

The residential property provides open plan living to the ground floor as well as the master bedroom and en-suite with a further 2 bedrooms and bathroom to the upper floor occupying the roof space.

Application for retrospective planning for additional rooflight

When the cottage was constructed in 2016, the approved planning drawings depicted 3 velux windows to provide natural light to the landing and into the bathroom and one of the bedrooms. It was necessary to provide a further velux window to the second upper floor bedroom during construction. The additional window now seeks retrospective planning consent.

Application for retrospective planning for an outbuilding and log store

Part of the original planning consent was for storage in the form of a shed and bin store to the rear (north east facing) of the house, adjacent to the drive. This small amount of storage proved inadequate, with no space provided within the cottage, nor any attic space. Over time such a lack of storage led to additional small storage solutions within the curtilage of the building for the owners and occupier's general household items, garden furniture, bicycles, motorbike and logs.

Furthermore, during COVID lockdown with a 'stay at home' policy, all three occupants were jointly working from home in the one reception room. Business video calls, often confidential, were difficult and compromised due to daily use of appliances within the kitchen also being within the open space.

By way of a 'lockdown project' the owners sought to provide an outside office space, followed by a decision to move the utilities (washing machine and tumble dryer) to that space.

It made sense, aesthetically and practically, to amalgamate the existing outbuildings into one.

The resultant 5.3 x 4m 17.4 sqm gia timber framed building has now been built for over 3 years and seeks retrospective planning consent.

Site location & existing building

Chestnut Green Cottage is located on the corner of Tanyard Hill (Chestnut Green Conservation Area, Shorne and Racefield Close (outside the conservation area).

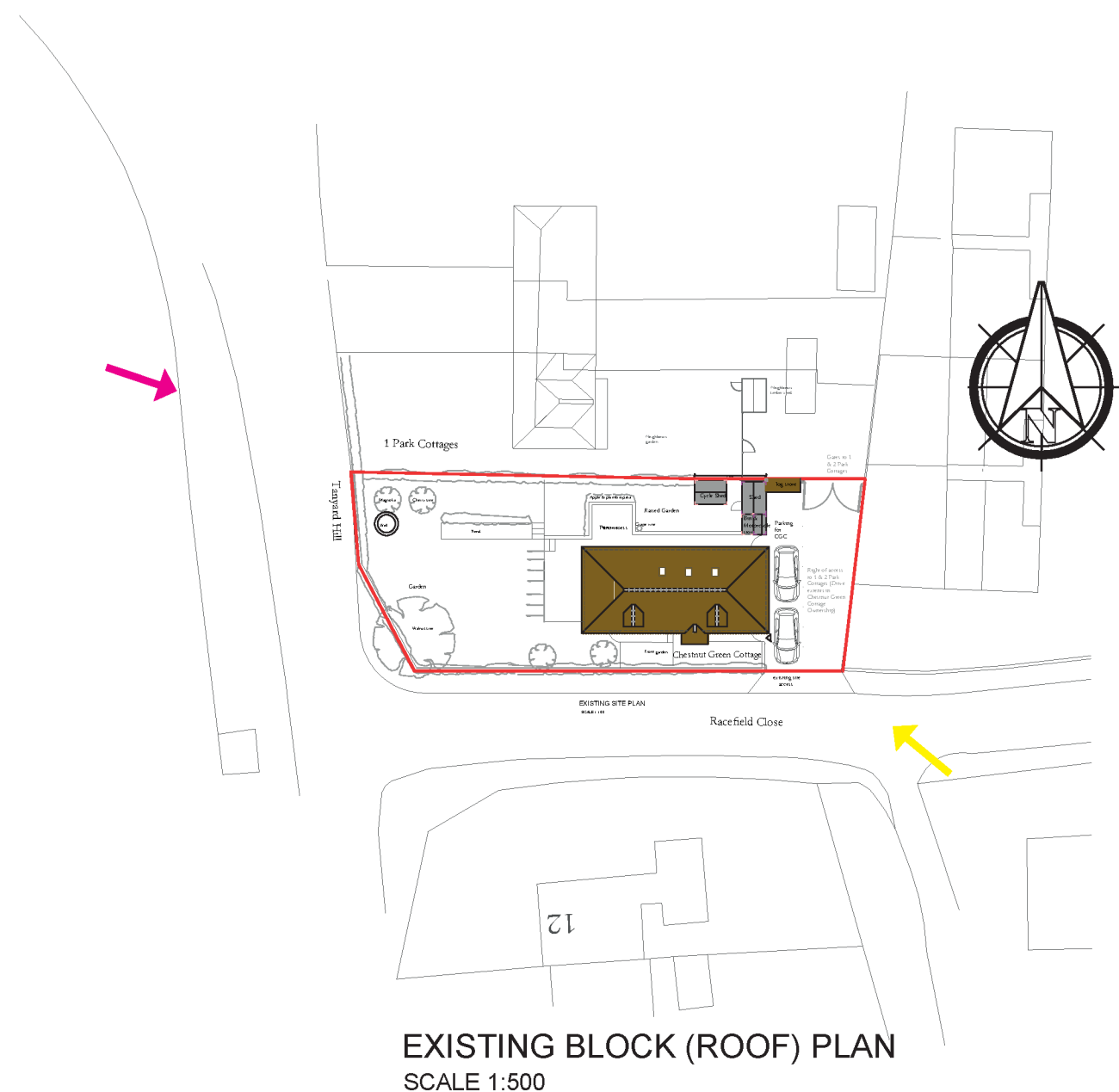
It was constructed within the grounds of 1 Park Cottages which is the end terrace of a row of mid Victorian cottages, buildings of architectural worth which marked the boundary of the conservation area.

Chestnut Green Cottage is considerably set back from Tanyard Hill and faces Racefield Close, with its garden to the corner front facing Tanyard Hill, as planning approval sought and intervention to reduce parking to the front of the property.

Behind the house to the side of the access drive are retirement bungalows which are outside the conservation boundary, as are the houses to its other side.



Chestnut Green Cottage facing Racefield Close, outside the conservation area & drive access to storage area



0 5 10 15 20 25m

KEY

SITE BOUNDARY

Application for retrospective planning for an additional rooflight

Due to the approved dormer windows being of small dimensions so as to reduce any impact to the conservation area, it was necessary to provide 4 roof lights to the first floor to provide light to the:

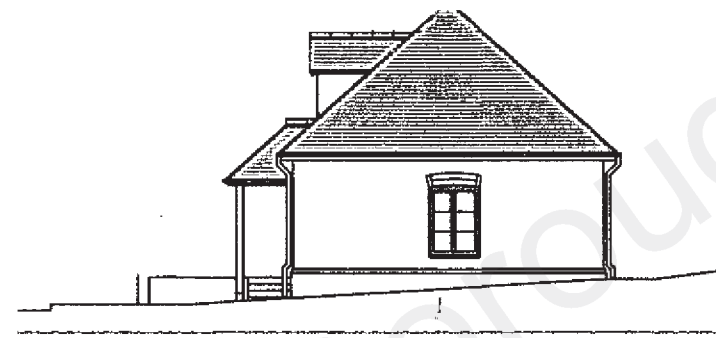
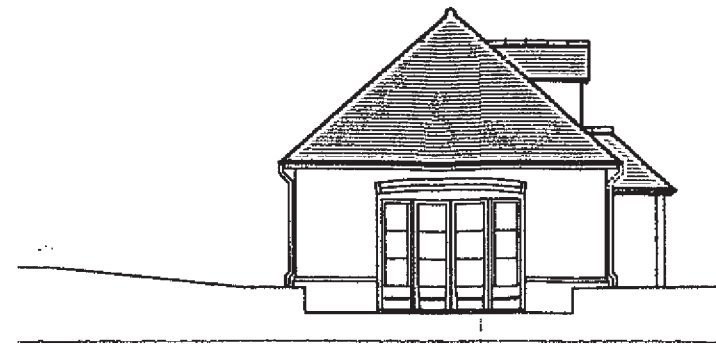
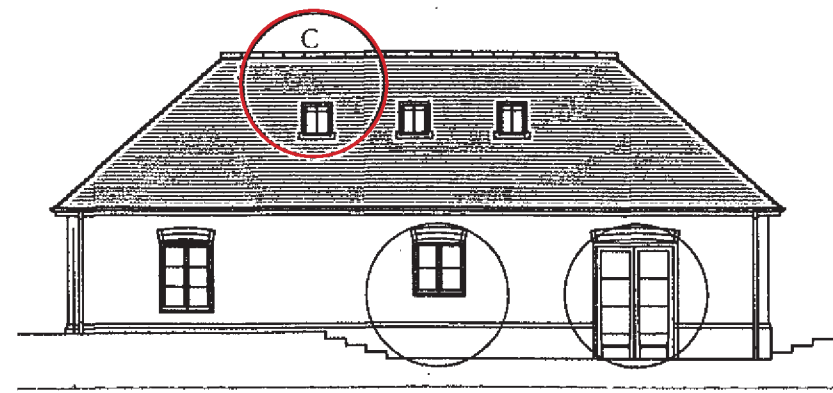
- landing
- bathroom
- bedroom 2
- bedroom 3

Each of the windows is:

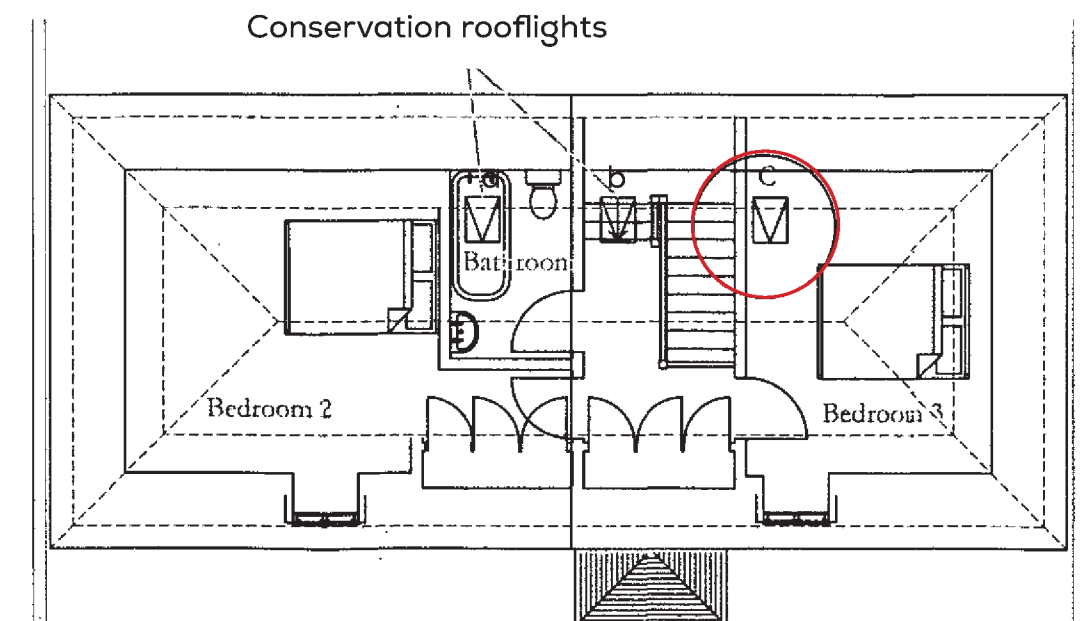
- of equal size and design
- equally spaced apart
- set at a height so as the occupants of the cottage may not overlook neighbouring gardens
- velux conservation type as approved in the material condition planning consent



Non material amendment for additional rooflight approved under planning application 20150684



- The original planning application approved rooflights to the landing and bathroom
- The NMA application sought an additional rooflight to Bedroom 3

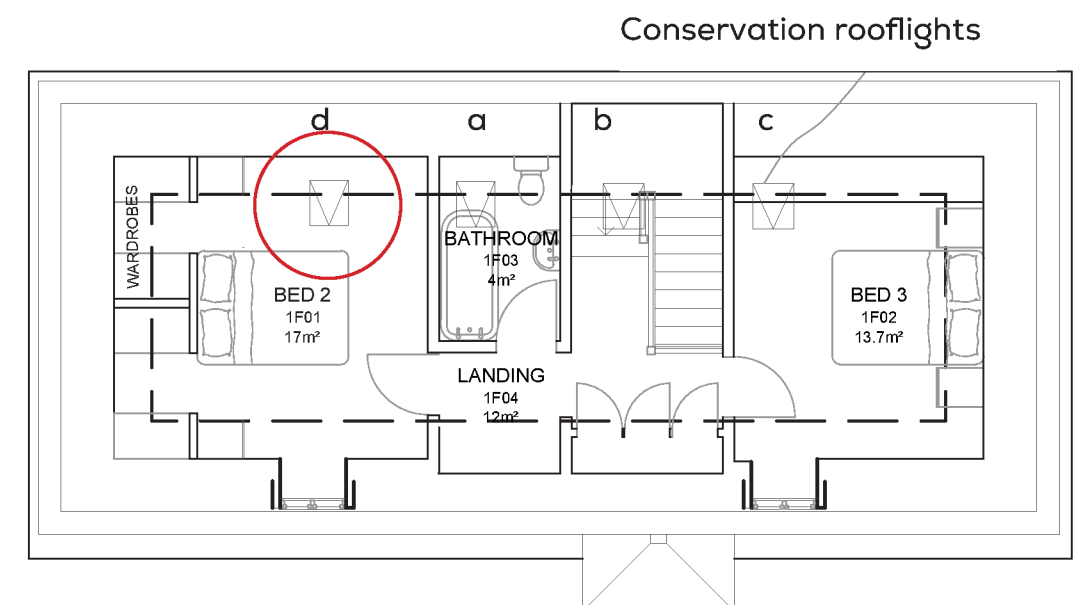
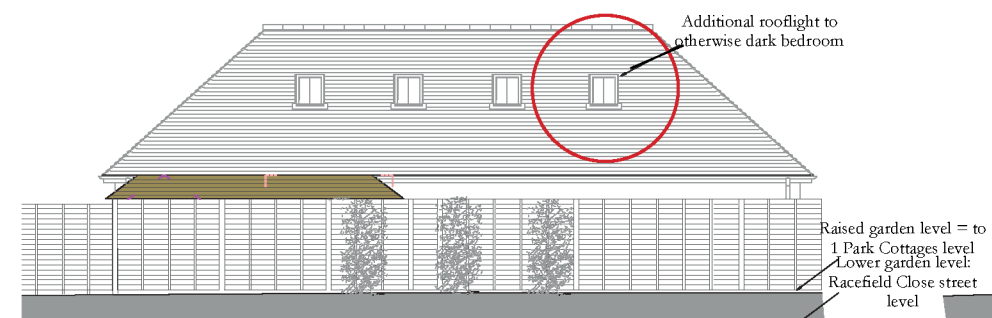


FIRST FLOOR PLAN

SCALE 1:100

Retrospective planning application for an additional velux window

- The additional window is sited in Bedroom 2



EXISTING & PROPOSED FIRST FLOOR PLAN (UNCHANGED)

SCALE 1:100



4 Conservation rooflights
Chestnut Green Cottage

Application for retrospective planning for an outbuilding

Issues and solutions

Storage

The existing dwelling house is a 3 bedroom home of chalet bungalow design with bedrooms in the attic space and no internal storage provision. Being family sized, now and in the future, additional storage space proved necessary.

Ample space was available outside the building, to the back of the property and adjacent to the access drive, not visible from the Chestnut Green Conservation area.

Single reception room

The ground floor the property is open plan, the one reception room housing kitchen, living room and dining room. Whilst open plan living is favoured for young families, it compromises and impairs privacy, which was enhanced during COVID lockdown with 3 adults all working from home, noisy utility appliances and lack of privacy for confidential video call business conversations.

A separate environment was sought in the area above mentioned.

Lack of storage space

The bedrooms (being in the attic space with low ceilings to parts) are small with no room for desks. It was not known how long lock down would continue and with talk of several months before a vaccination would be available, immediate solutions were sought for work from home living.

Again, a separate environment was sought in the area above mentioned.

Cycle theft

Due to the occupants all having bicycles with no space to house them in the small shed, they were kept in the bin store. There was a spate of garden shed break in's and a more secure solution was sought.

The bicycles had previously been relocated into a new cycle storage shed, a motor-cycle occupying their space in the bin store.

Approved storage

Within the planning consent for the new build, storage provision was proposed as a single garden equipment shed and bin storage.

This had already proved inadequate and an additional temporary building as a cycle store and log store had been installed.

Aesthetics

With a shed, a cycle store, a bin store and a log store, the garden was starting to look cluttered. Neighbouring properties too were experiencing the pinch and the occupants were concerned this may have a visual impact on the conservation area.

An enclosure accommodating all the outbuildings in the garden, adhering to the height and width approved for the shed and bin store in the historic approved planning application and using local vernacular heritage style and quality materials to compliment the cottages and location was sought.

Storm damage and need for repair

During a storm previously, the original shed roof had become damaged and was letting in water and had been patched up and covered in tarpaulin, the motorcycle and bin store canopy rendered structurally unsound. The entire storage area was becoming unsightly and unmaintainable.

The more structurally sound replacement building will not be subject to storm damage and has greater longevity.

Timescales

The owners drew up several plans, but with the Local Authority Planning staff all working from home and struggling to meet decision deadlines, necessity for a swift solution drove the project forward.

By way of a 'lockdown' project, the owners started to re-form the sheds into one usable area. The project escalated from a simple DIY exercise to a more structurally robust and more visually appealing building in keeping with the character of the main dwelling house and the local area.

Original approved planning drawings 20150247 depicting shed and bin store

TIMBER SHED AND BIN STORE

ELEVATIONS

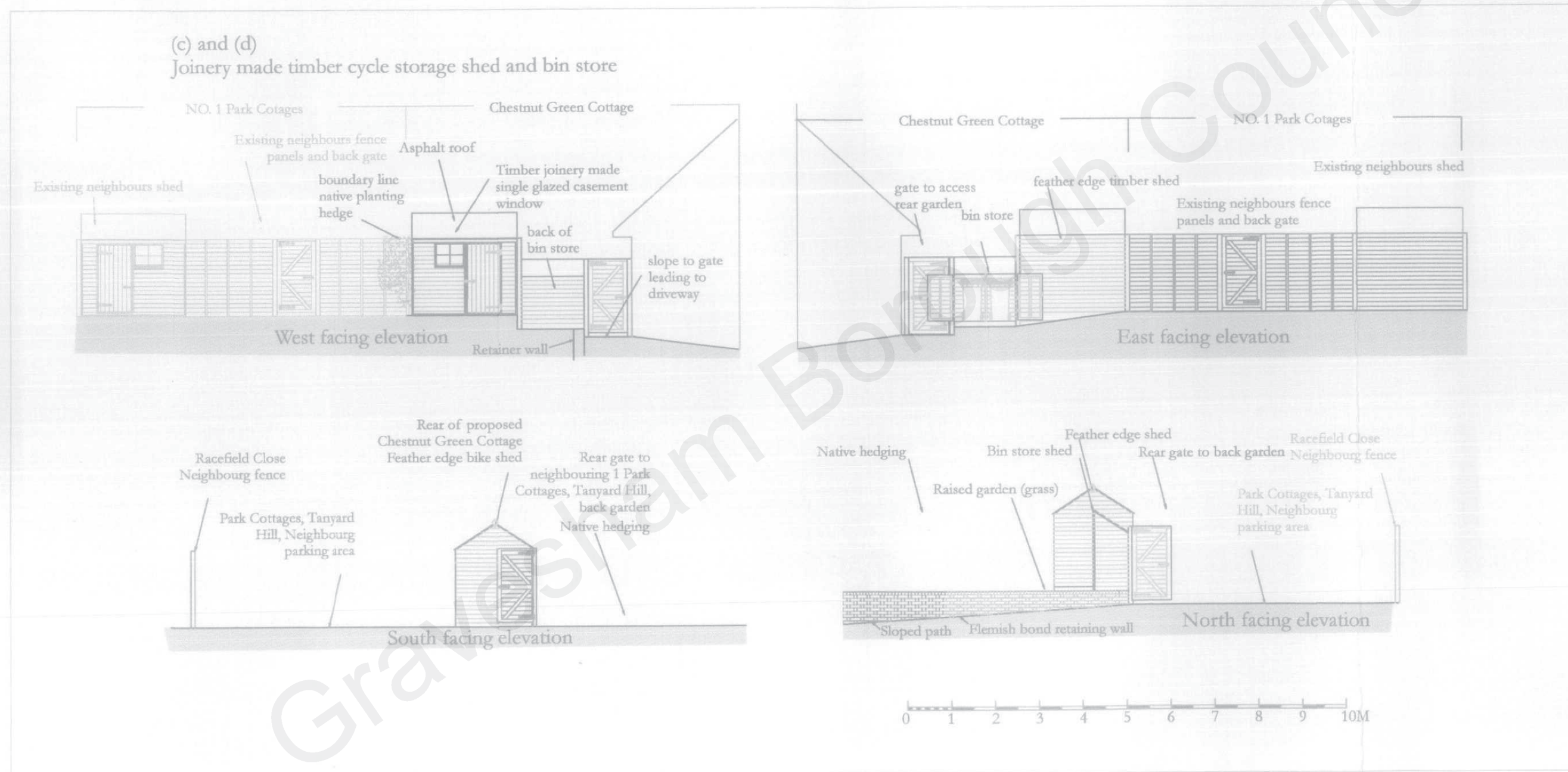
1 Park Cottages, Tanyard Hill, Racefield Close,
Shorne, Kent DA12 3EL

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Shorne, Kent DA12 3LF

13 MAR 2015

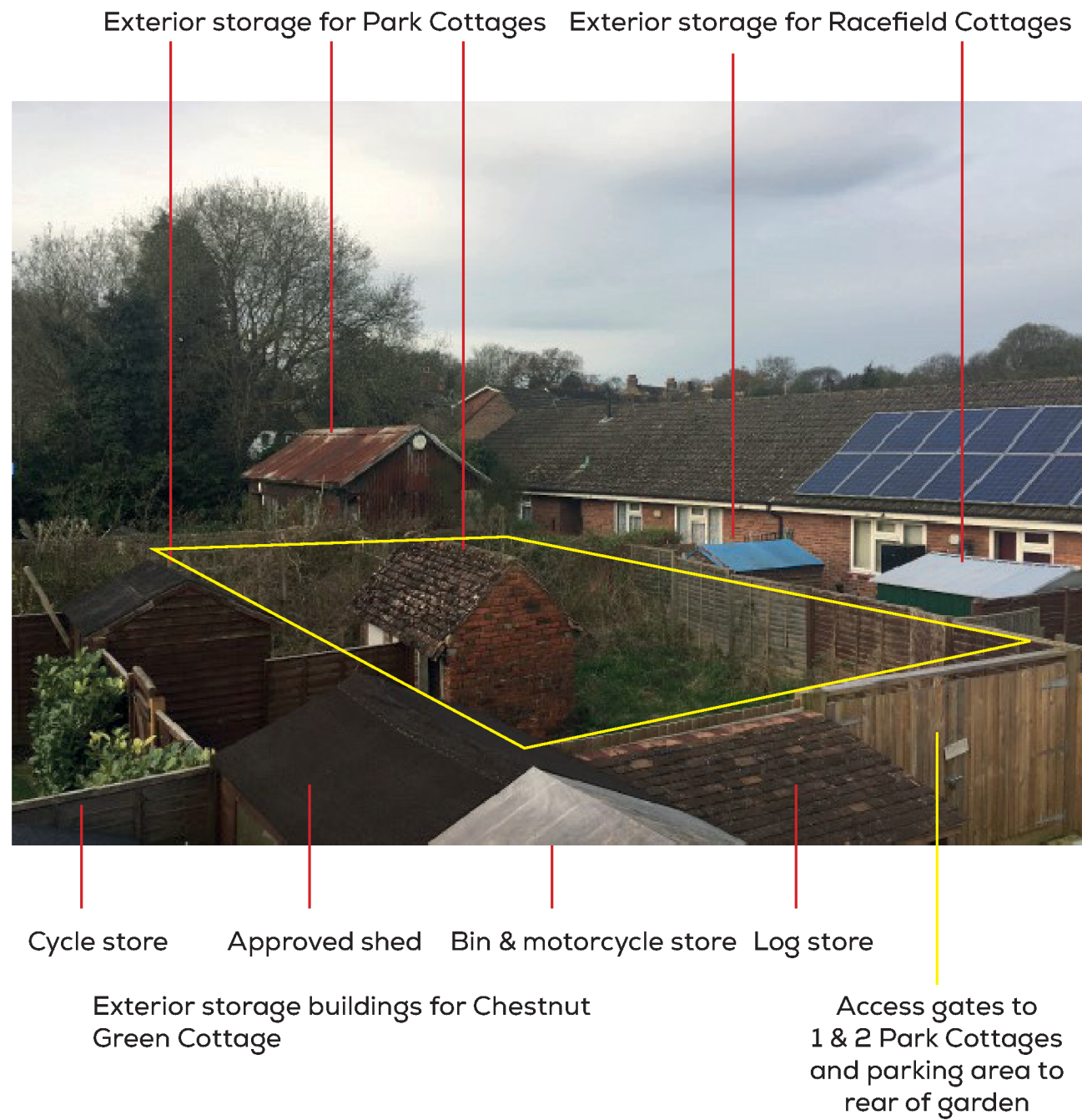


Scale 1:100

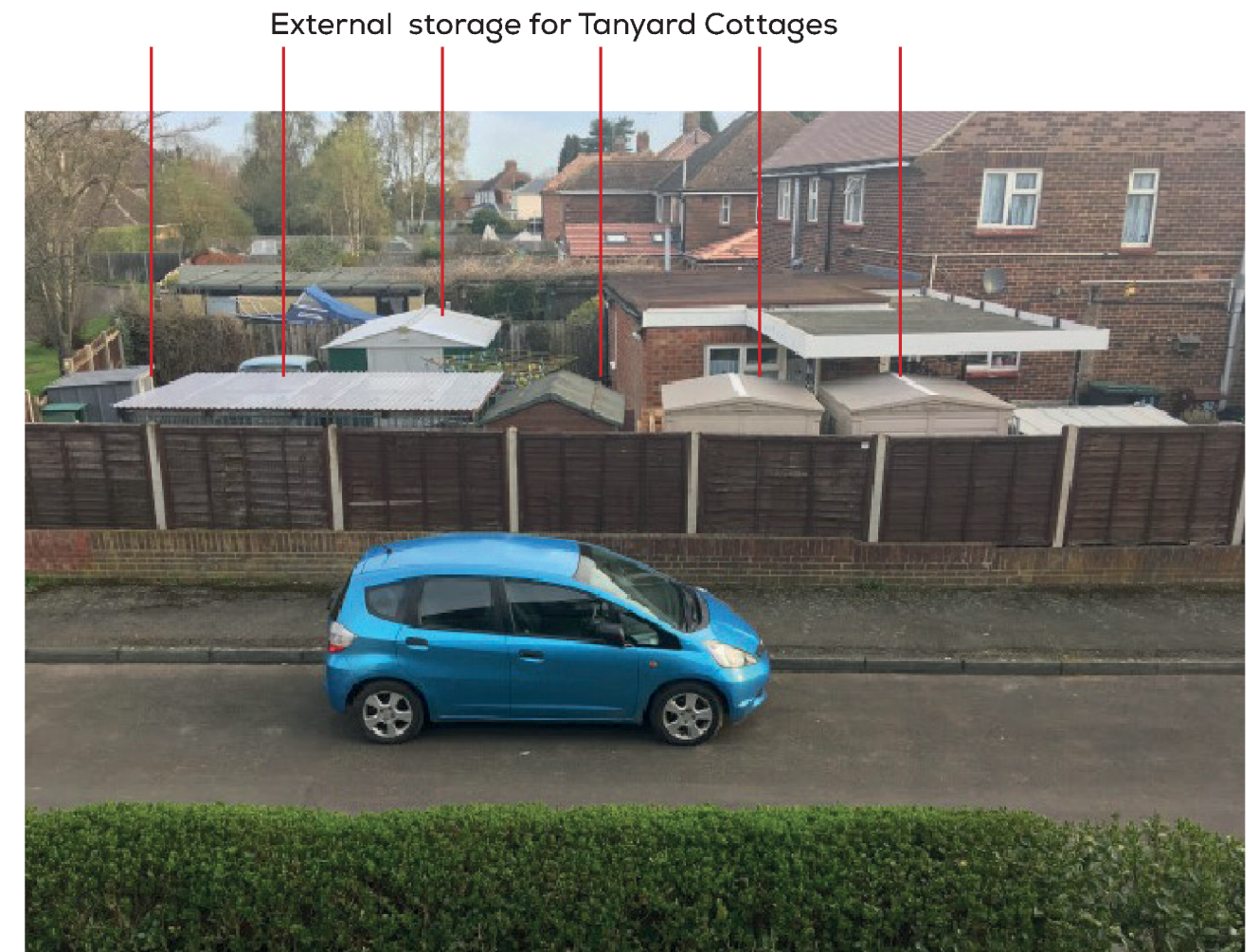
SCANNED

Sight storage and access analysis

Views from rooflight over rear of Chestnut Green Cottage and its storage solutions prior to outbuilding being constructed.



Views from all windows of Chestnut Green Cottage depict all adjacent properties installing multiple sheds and storage solutions.



Sight storage and access analysis



Exterior storage buildings for
Chestnut Green Cottage



Off road parking for 2 large/
3 small cars for Chestnut
Green Cottage

Access to rear off road
parking for Park Cottages

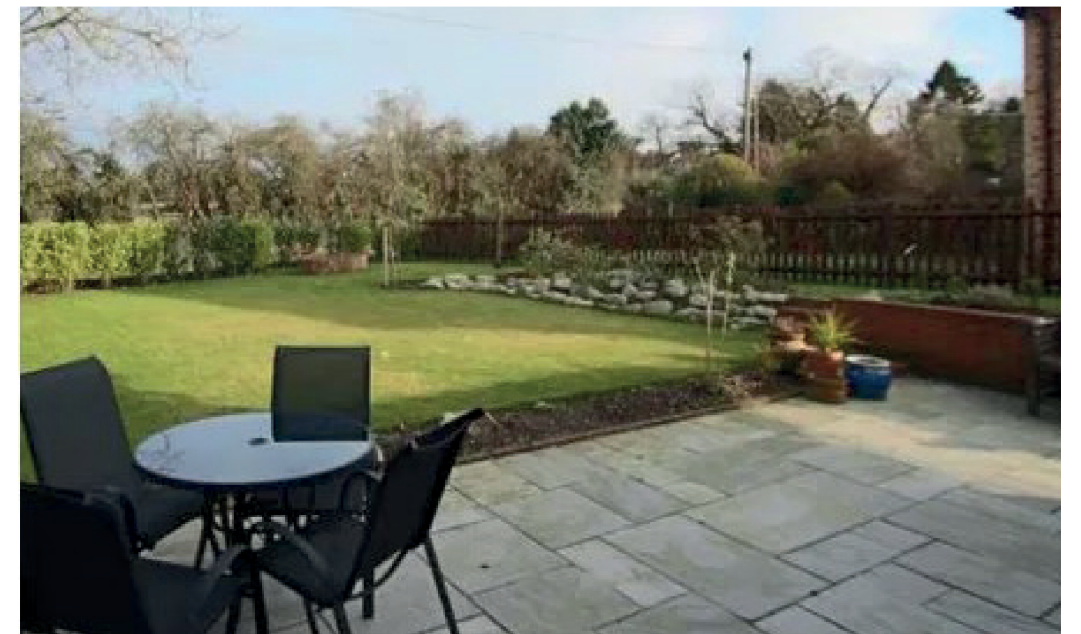
Feasibility for an outbuilding



Open plan living room Chestnut Green Cottage working from home environment during Covid Lockdown 2020 which lead to owner, occupants seeking speedy additional space solution



Above: unsightly storage sheds view from rear garden
Below: garden facing Tanyard Hill Chestnut Green Conservation Area where no sheds/outbuildings are sited



Outbuilding design considerations

Site history

The owners purchased the site on the corner of Racefield and Tanyard Hill in 2014, firstly redeveloping 1 Park Cottages, prior to building Chestnut Green Cottage.

Outbuilding constraints

To inhibit any visual impact on the conservation area the outbuilding adheres to the approved siting, location, heights and widths of the shed and bin store as per previous planning approval, as such the resultant building is:

- the same height as the previously approved shed
- the same width as the previously approved shed and bin store
- in the same location as the previously approved shed to neighbouring boundary
- has eave heights significantly lower than those of the main dwelling house
- set down in to the landscape below the ground level facing Tanyard Hill
- positioned the same distance from the dwelling house as the approved shed and bin store
- has no adverse impact on any neighbours
- has been constructed with rainwater goods running into an existing soak-away via a french drain
- the building is clearly visible from Racefield Close, outside the conservation area
- the building, is not visible from the conservation area
- secure with electric garage door and lockable side door
- constructed from carefully considered materials to compliment both cottages and respect the conservation area
- has rainwater drainage to existing well to water the garden to the rear and existing soak away to the front
- the joining log store is an important store in that the house is log stove heated

Outbuilding use

Motorcycle, garden equipment, garden furniture, bin and bicycle storage. It also has a utility run with sink and plumbed in washing machine and tumble dryer allowing these appliances to be removed from the open plan living room and has base and wall units for household goods storage.

Siting

Due to the garden being at different levels (some 600mm higher where the storage shed was), it was possible to excavate the land behind the bin store to align with the shed to provide more room.

Construction

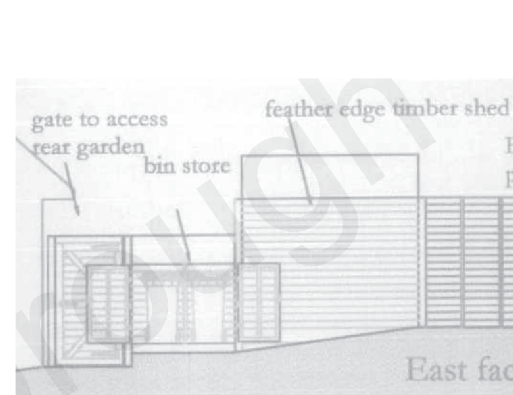
The building is timber frame and was constructed upon an existing brick retaining wall. There is a retaining wall to the neighbouring boundary reinforced with concrete.

Other considerations

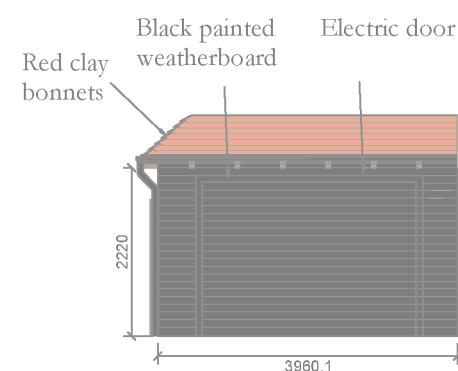
Due to many neighbours also experiencing a lack of storage, many houses have built DIY cluster outbuildings within the gardens of their houses which has resulted in unsightly additions in and around the area.

Futureproofing

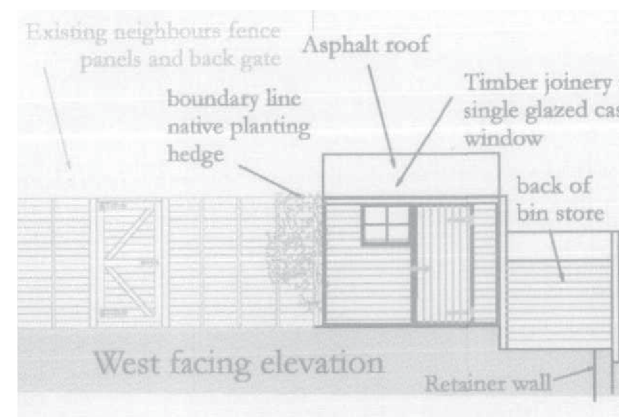
Should planning be approved, we hope the building may set a precedent for others to look at more appealing design ideas when considering storage solutions.



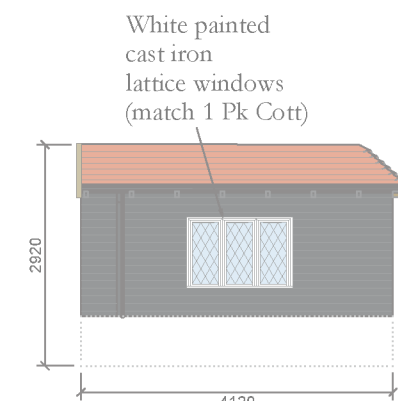
approved planning drawing facing Racefield Close
(proved insufficient storage & was added to over the years)



retrospective planning drawing
(visible from Racefield Close for 3+ years)

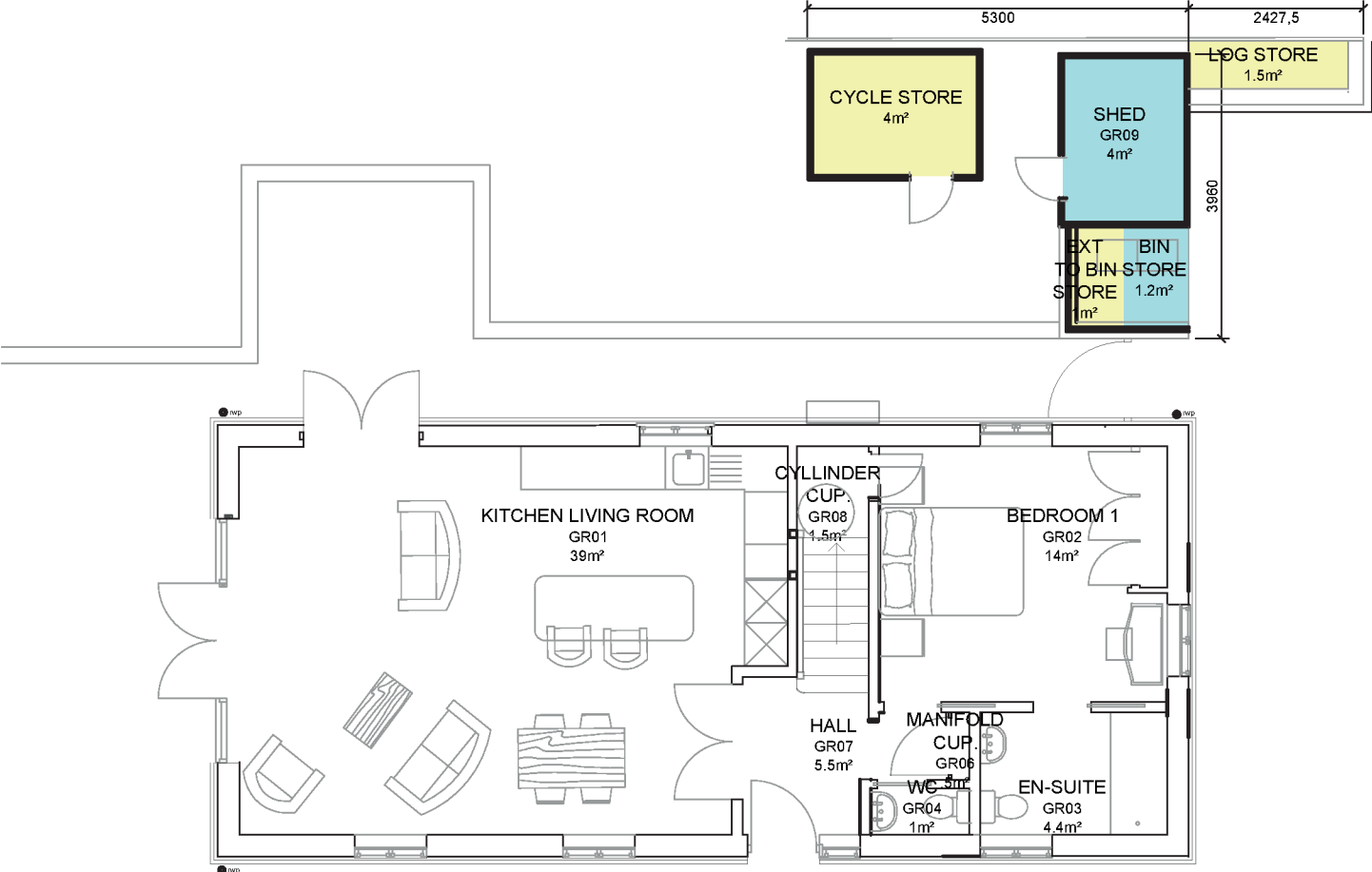


approved planning drawing
(additions became ad-hoc and unsightly)



retrospective planning drawing
(set low in landscape to neighbouring properties - not visible from Tanyard Hill causing no impact on conservation area)

Site prior to outbuilding

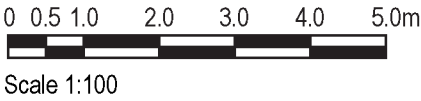


EXISTING GROUND FLOOR PLAN (DWELLING HOUSE UNCHANGED)

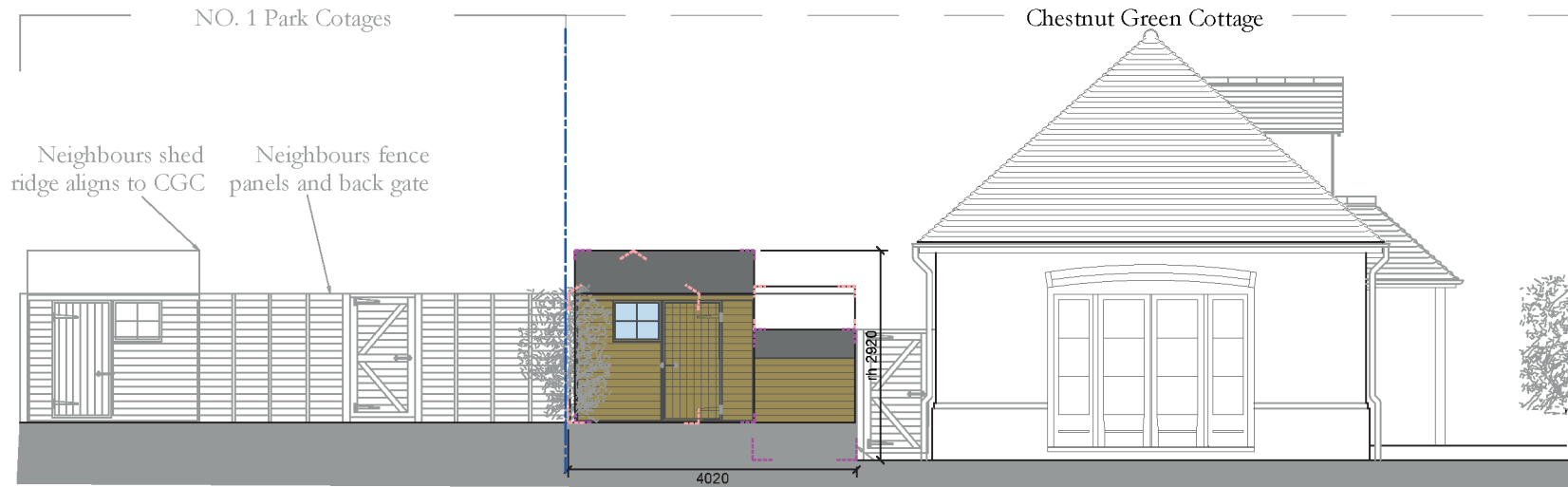
SCALE 1:100

KEY

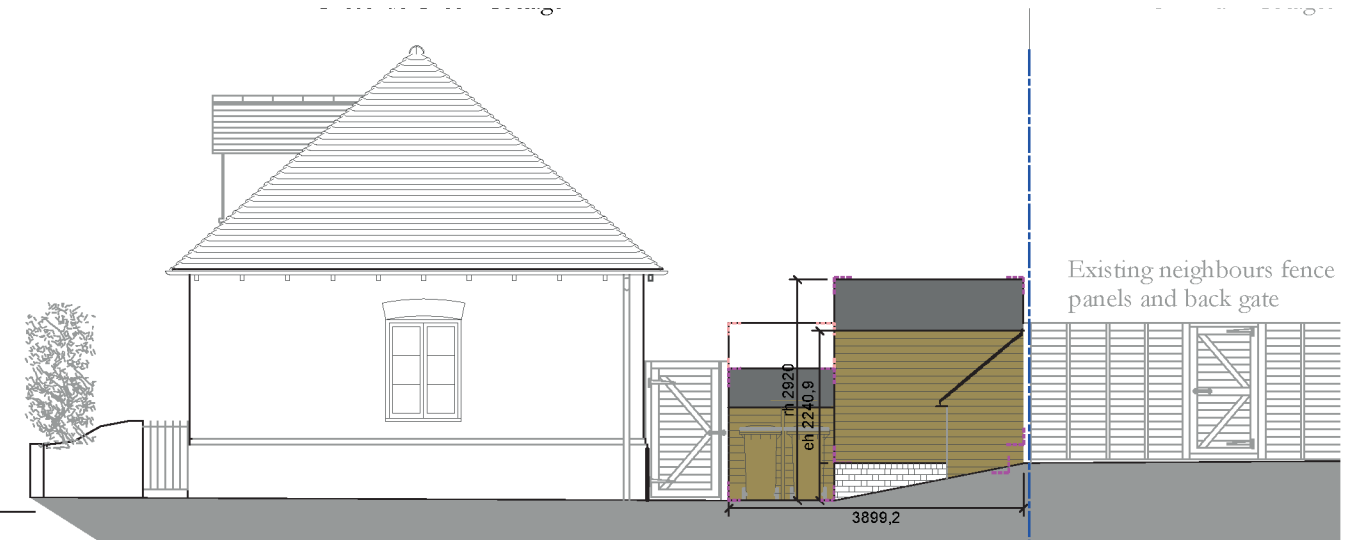
- SITE BOUNDARY
- APPROVED STORAGE - planning app. no. 20150247) (REMOVED)
- ADDITIONAL STORAGE POST OUTBUILDING & REPLACEMENT LOG STORE CONSTRUCTION



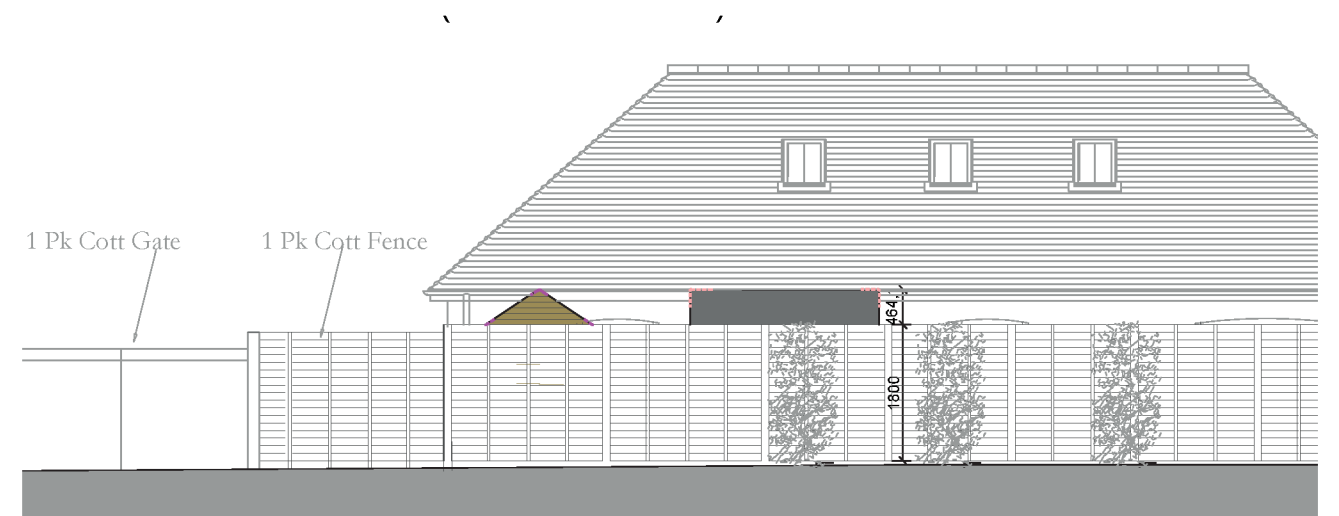
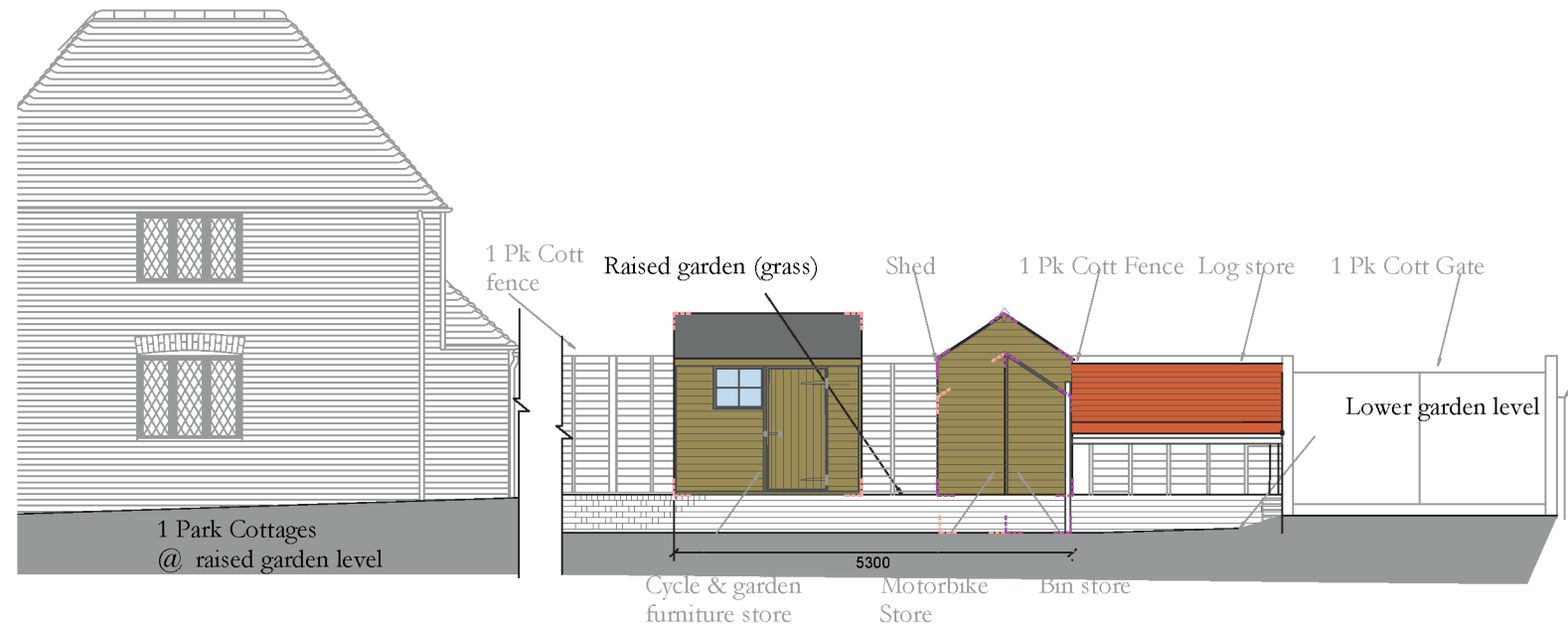
Elevations prior to outbuilding



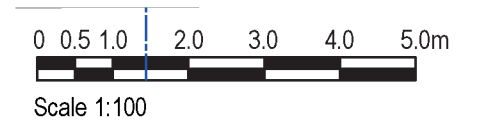
EXISTING EAST (TANYARD HILL) FACING ELEVATION



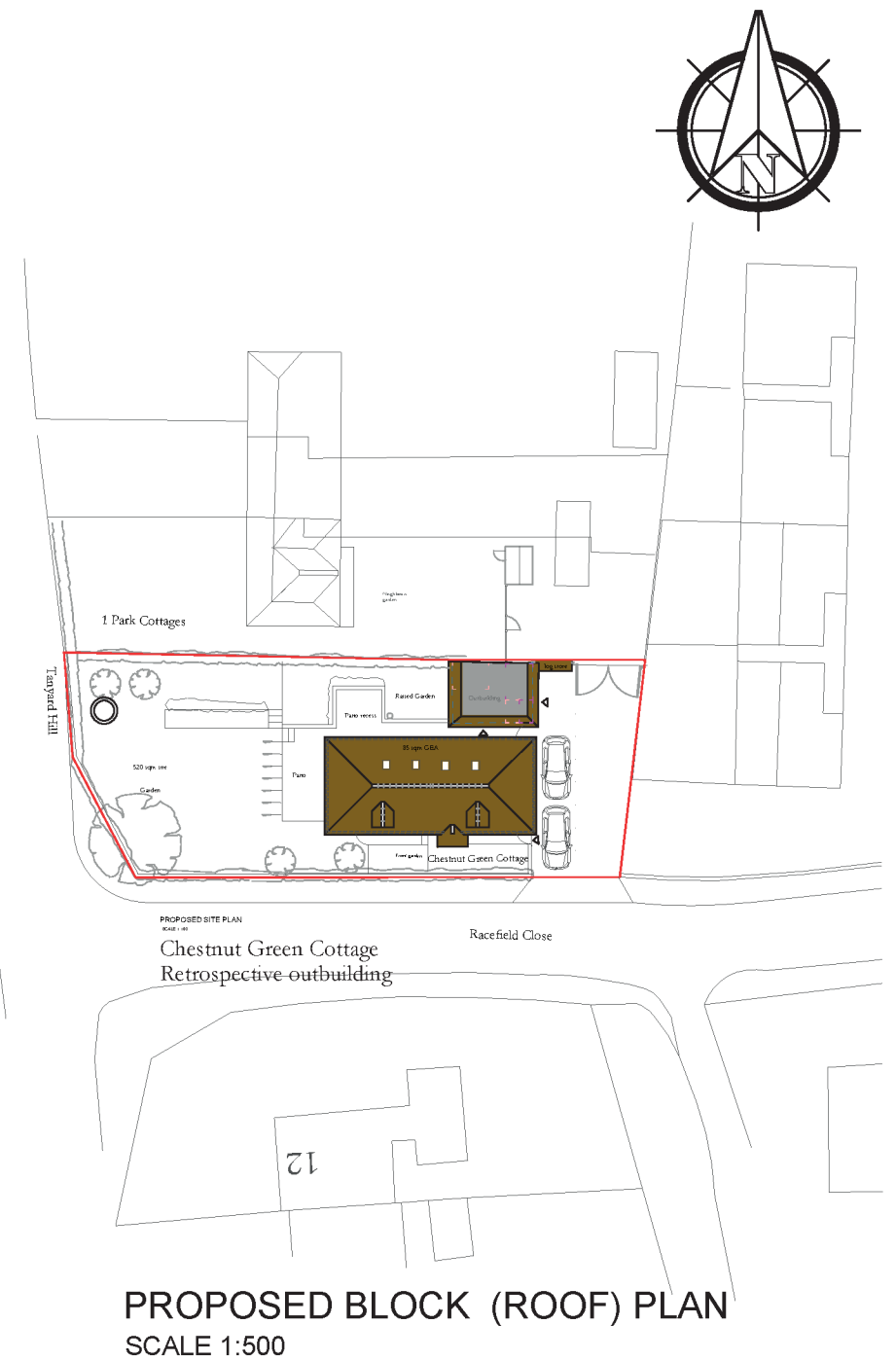
EXISTING WEST FACING ELEVATION



EXISTING SOUTH (1 PARK COTTAGES) FACING ELEVATION



Site as proposed



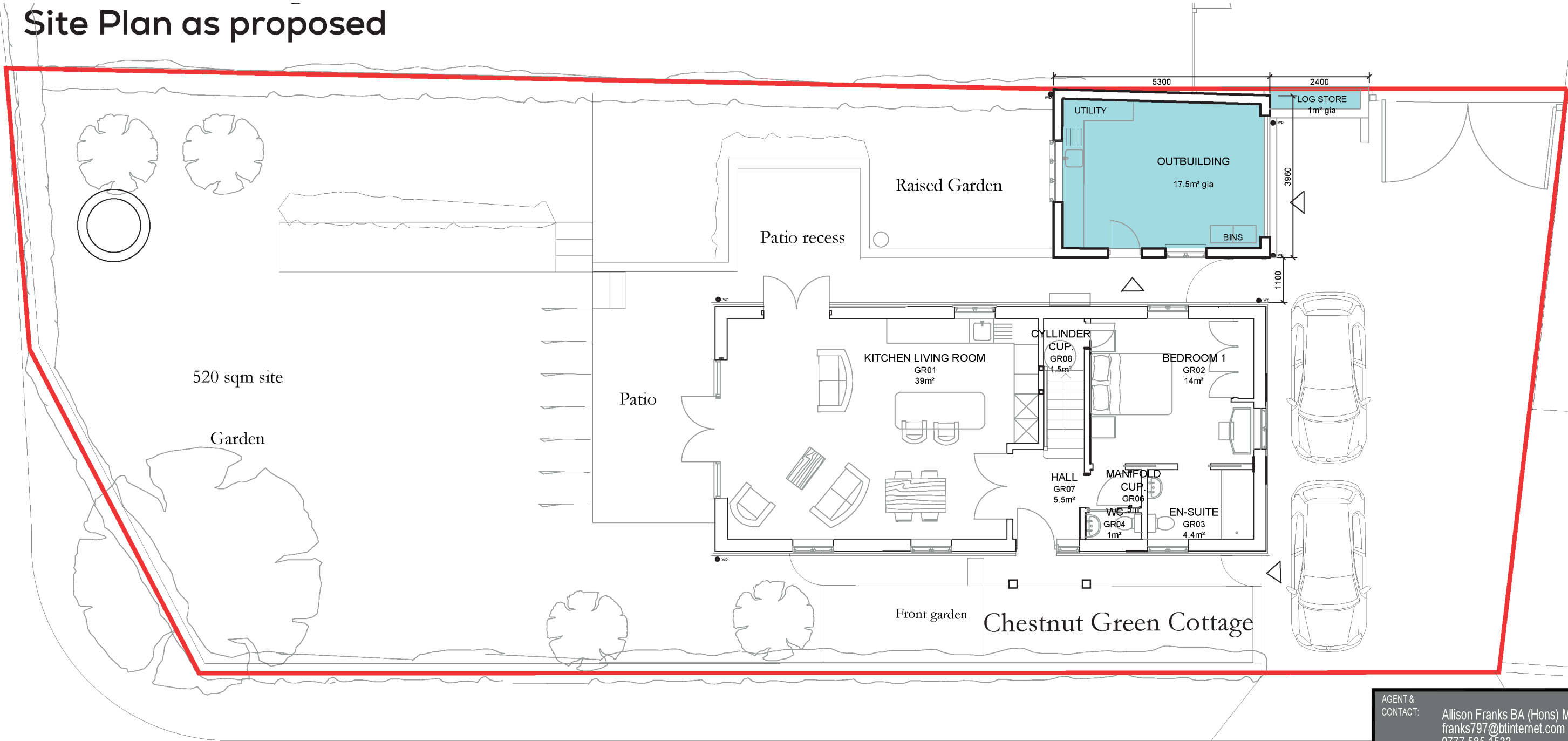
KEY

□ SITE BOUNDARY

0 5 10 15 20 25m

Tanyard Hill

Site Plan as proposed



NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL ENGINEERS DRAWINGS, SPECIFICATIONS AND SCHEDULES, AND ANY OTHER CONSULTANT'S DOCUMENTATION AND REPORTS
3. ANY DISCREPANCIES OR INCONSISTENCIES IN THE INFORMATION SHOULD BE REPORTED DIRECT TO THE ARCHITECT FOR CLARIFICATION AND CONFIRMATION OF INSTRUCTION.
4. DO NOT SCALE FROM THIS DRAWING(DRAWINGS MAY BE SCALED FOR LOCAL AUTHORITY AND PLANNING PURPOSES ONLY - ALL DIMENSIONS TO BE CHECKED ON SITE.
5. ALL NEW MATERIALS AND EXTERNAL SURFACES TO MATCH EXISTING UNLESS OTHERWISE SPECIFIED.

Design & Access Statement July 2023
Retrospective Planning Application for Outbuilding and additional conservation velux window
Chestnut Green Cottage DA12 3EL

PROPOSED SITE PLAN

SCALE 1:100

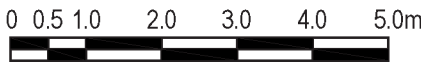
KEY



SITE BOUNDARY



ASSOCIATED BUILDING



Scale 1:100

Racefield Close

ALL DIMENSIONS MAY VARY ON SITE AND TO BE CHECKED BEFORE COMMENCING WORK.

WORKS PROPOSED IN THESE DRAWINGS ASSUMES DEVELOPER / CLIENT COMPLIANCE WITH RELEVANT HEALTH AND SAFETY (CDM) REGULATIONS AND REQUIREMENTS OF

AGENT & CONTACT:
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PROJECT:
SITE PLAN

DESCRIPTION: CHESTNUT GREEN COTTAGE,
RACEFIELD CLOSE,
SHORNE
KENT DA12 3EL

PROJECT No: 063

DRAWING No: DA12 SP-01

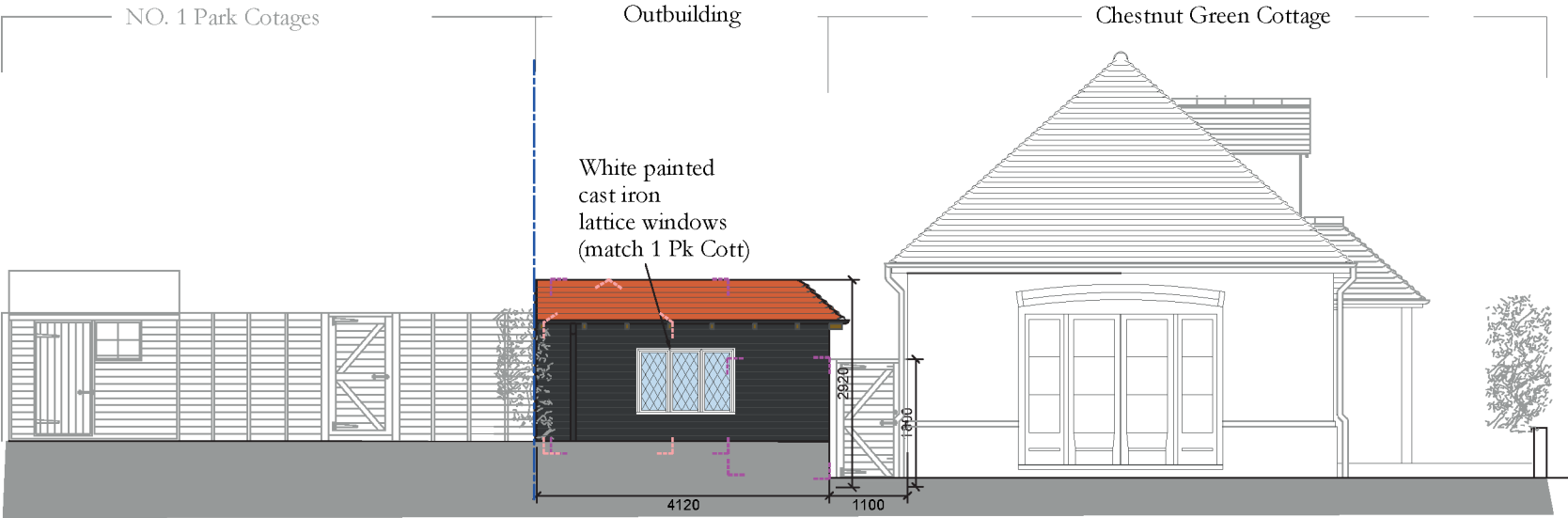
REVISION: 00

Elevations as proposed

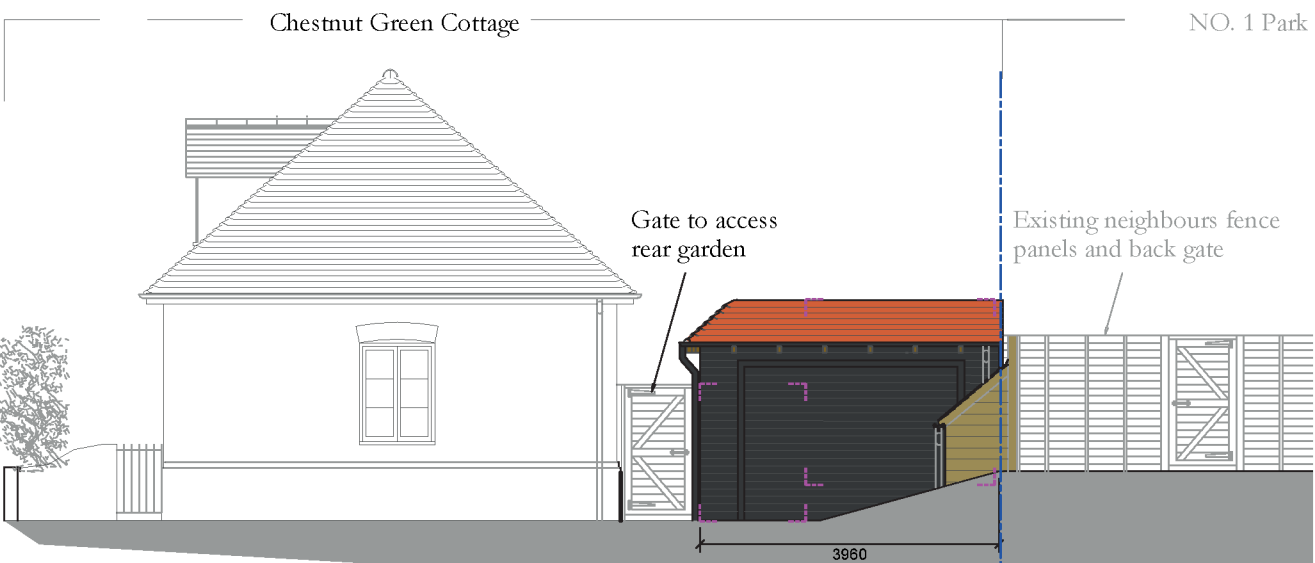
KEY

APPROVED STORAGE - planning app. no. 20150247) (REMOVED)

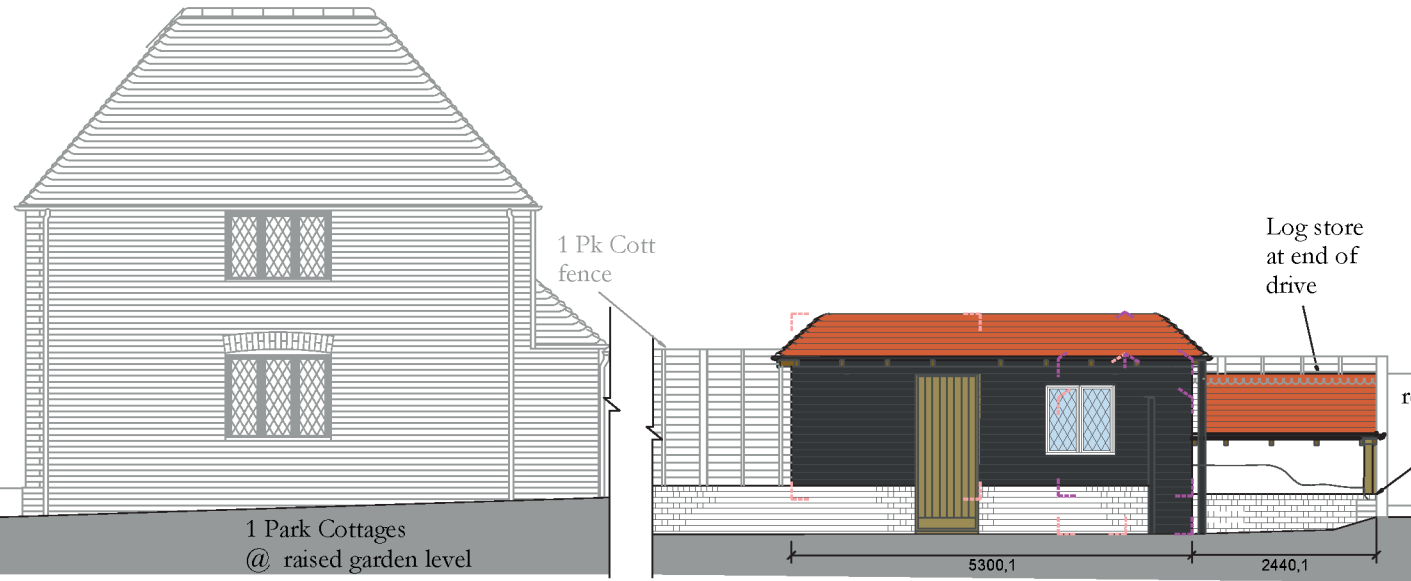
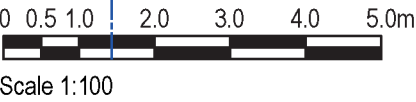
BIKE STORAGE (REMOVED)



PROPOSED EAST (TANYARD HILL) FACING ELEVATION



PROPOSED WEST FACING ELEVATION

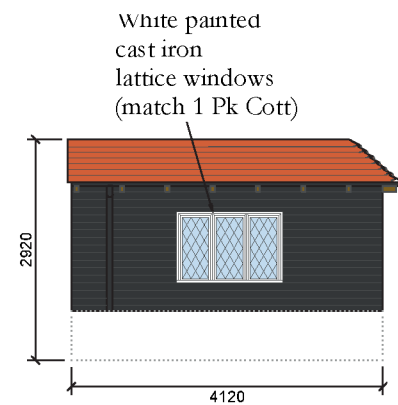


PROPOSED NORTH (CHESTNUT GREEN COTTAGE) FACING ELEVATION



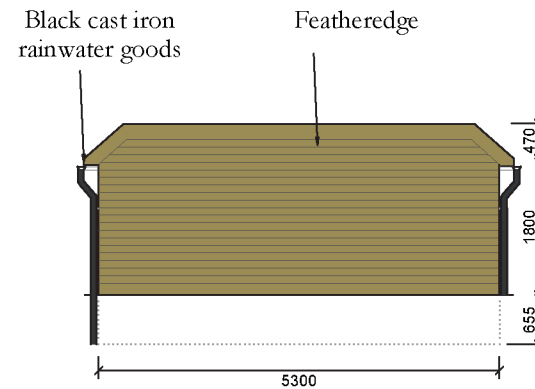
PROPOSED SOUTH (1 PARK COTTAGES) FACING ELEVATION

Outbuilding as proposed



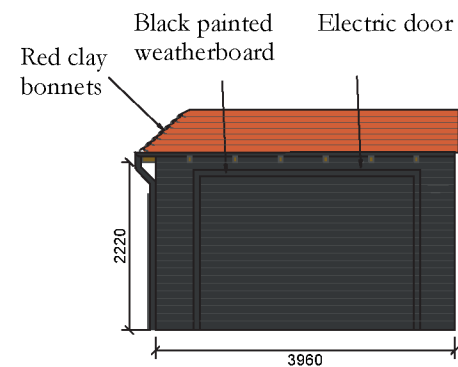
PROPOSED EAST FACING ELEVATION

SCALE 1:100



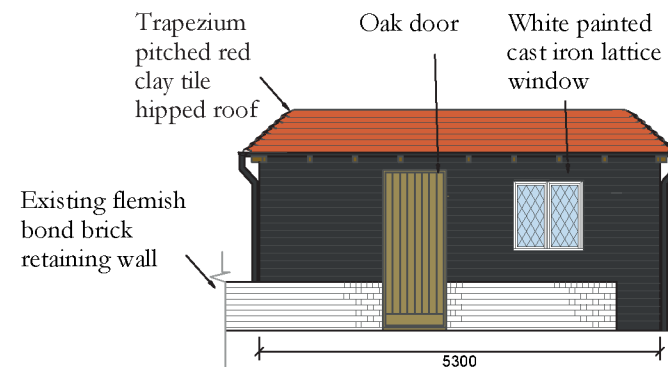
PROPOSED SOUTH FACING ELEVATION

SCALE 1:100



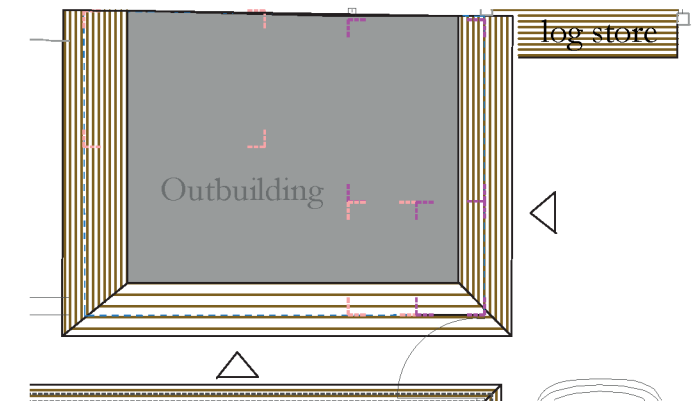
PROPOSED WEST FACING ELEVATION

SCALE 1:100

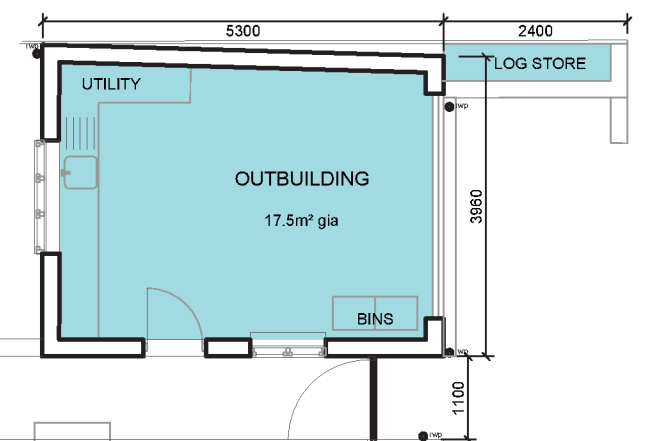


PROPOSED NORTH FACING ELEVATION

SCALE 1:100

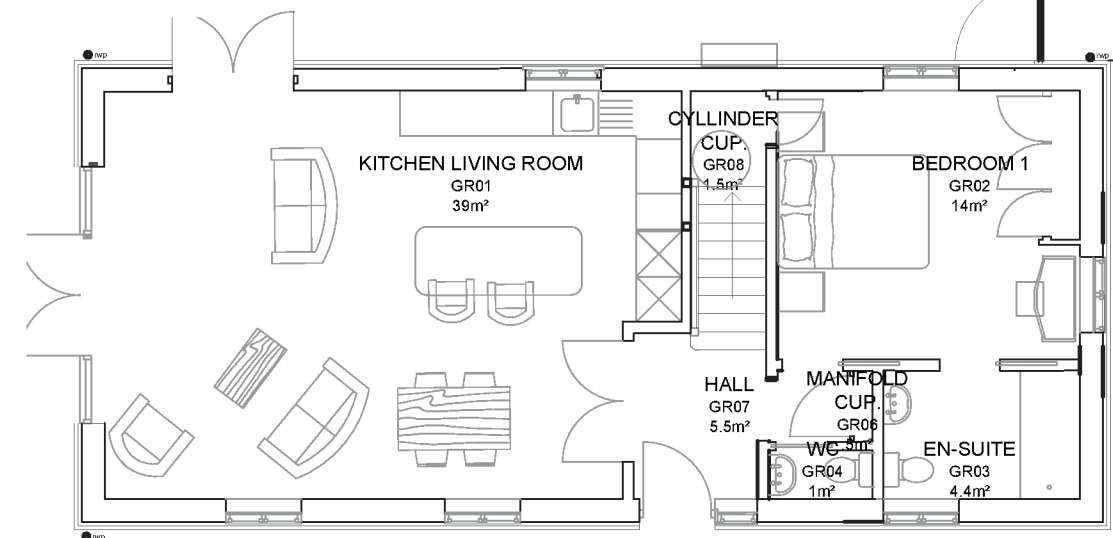
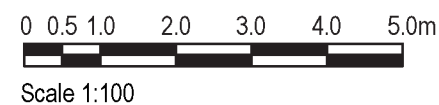


ROOF PLAN

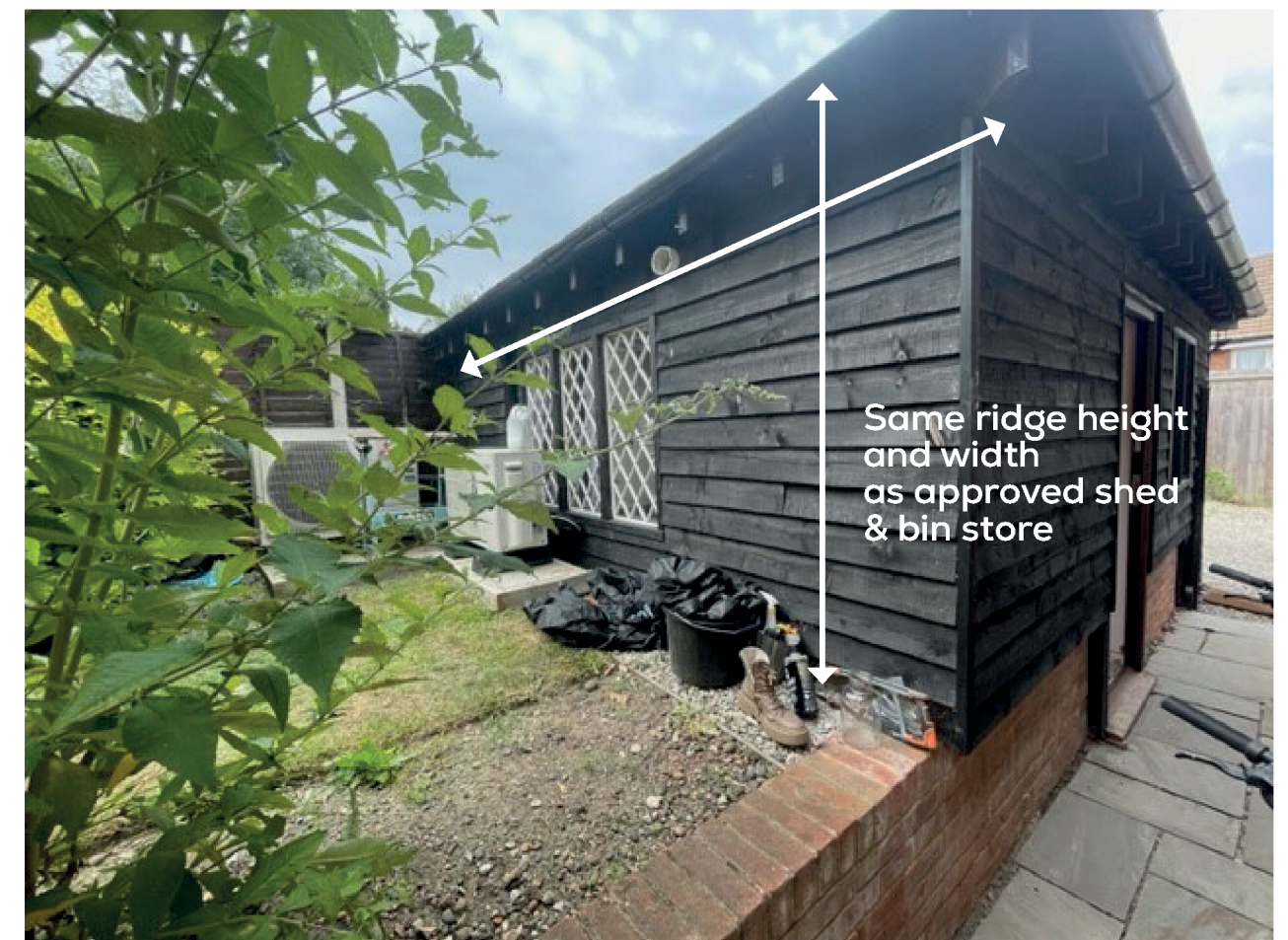


KEY

- APPROVED STORAGE - planning app. no. 20150247) (REMOVED)
- BIKE STORAGE (REMOVED)
- OUTBUILDING GIA



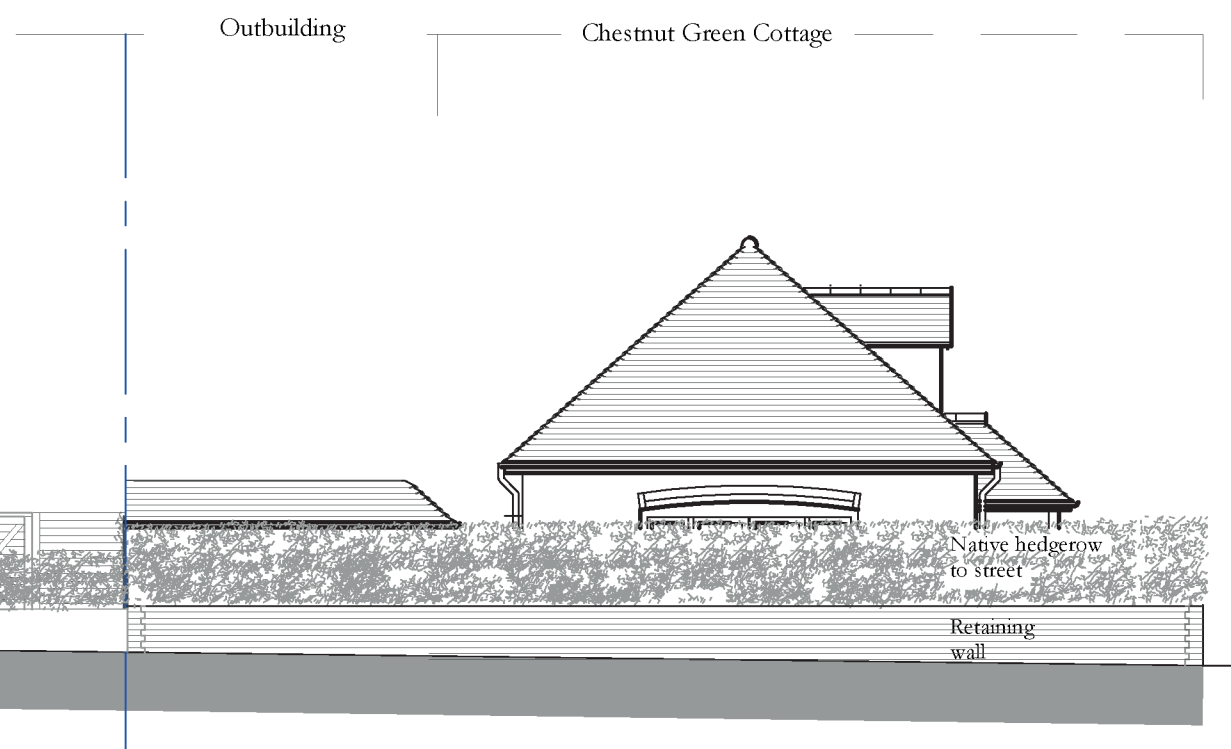
Building during construction 2020



Resultant building & materials



Before and after building comparison



PROPOSED STREET SCENE
Scale 1:100