

Gravesham Borough Council



**BARRON
EDWARDS
STERLING**

PLANNING, DESIGN AND ACCESS STATEMENT

Nutfield Farm, Brimstone Hill, Priestwood Road, Meopham, DA13 0DA

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INTRODUCTION

This Planning and Design and Access statement has been prepared by Barron Edwards to assist Officers at Gravesham Borough Council in their consideration of this Full Planning Application.

This planning application is for the demolition of the existing 4 bed dwelling along with garages and outbuildings, and its replacement with a chalet style bungalow and garage. This application will seek to replace the current, dilapidated dwelling which has exceeded the manufacturers intended lifespan, and replace it with an energy efficient, country style cottage as shown within this document.

This statement describes the site, explains the proposed development and sets out the relevant planning policy and planning considerations.

1.0 SITE ANALYSIS

1.1 Existing Site

1.2 Surrounding Context

SITE ANALYSIS

1.1 Existing Site



Located within the area of Gravesham Borough Council, the planning application site occupies an approximate 3662 sqm and is located to the east of Priestwood Road.

Nutfield Farm is a single storey dwelling set within large grounds totalling approximately 0.36 hectares. At present the site also contains several garages and sheds scattered along the front boundary. The dwelling is of timber framed construction and has exceeded the manufacturers intended lifespan. The current dwelling is of no architectural merit or design.

The application site sits within Green Belt, and the Kent Downs Area of Outstanding Natural Beauty, which is a national landscape designation aiming to conserve and enhance natural beauty. Given the above, our purpose is to raise awareness of the quality of the area through good design, and by proposing a scheme which will have a positive impact on the character of the area.



SITE ANALYSIS

1.2 Surrounding Context

Nutfields, Priestwood Road



Priesthood, Priestwood Road



The application site is well screened from Priestwood Road, by way of existing hedging as well as perimeter trees. The existing boundary planting is to be retained as part of the proposals. The site presently benefits from a vehicular access from Priestwood Road, and existing means of access are to remain unaltered as part of the application.

The site is situated in the countryside, with surrounding properties in this location varying in terms of size and design. Detached large chalet style properties are predominant. There are also examples of two storey dwellings along Priestwood Road in both directions.

The dwelling house is not a listed building neither is it situated within a conservation area but is in the Green Belt and Area of Outstanding Natural Beauty.



The Squirrels, Priestwood Road



Greyridge Cottage, Priestwood Road



The Orchard, Priestwood Road

2.0 DESIGN DEVELOPMENT

2.1 Constraints and Opportunities

2.2 Comparison Plan

2.3 Planning Considerations

2.4 References

2.5 Materials

2.1 Constraints and Opportunities

Design considerations:

- Respect the size of plots, building lines, building types and heights.
- Provide higher quality boundary treatment
- Incorporate soft scaping
- Neighbouring amenity
- Occupier amenity
- Outlook
- Nationally Described Space Standards
- Character of the street scene
- Preserve and enhance the scenic beauty of the AONB.
- Replacement dwelling to follow building line

We have carefully considered the impact of the proposal on adjoining properties with due regard to privacy and overshadowing.

The proposal will provide sufficient amenity space for future occupiers, and have good standards of natural light whilst respecting and responding to the local context to make a positive contribution to its surroundings.

The existing trees along the boundary to the site will be retained during and after the development to maintain the current degree of privacy and screening to the property.



DESIGN DEVELOPMENT

2.2 Comparison Plan



 *Outline of existing house and outbuildings*

 *Existing trees*

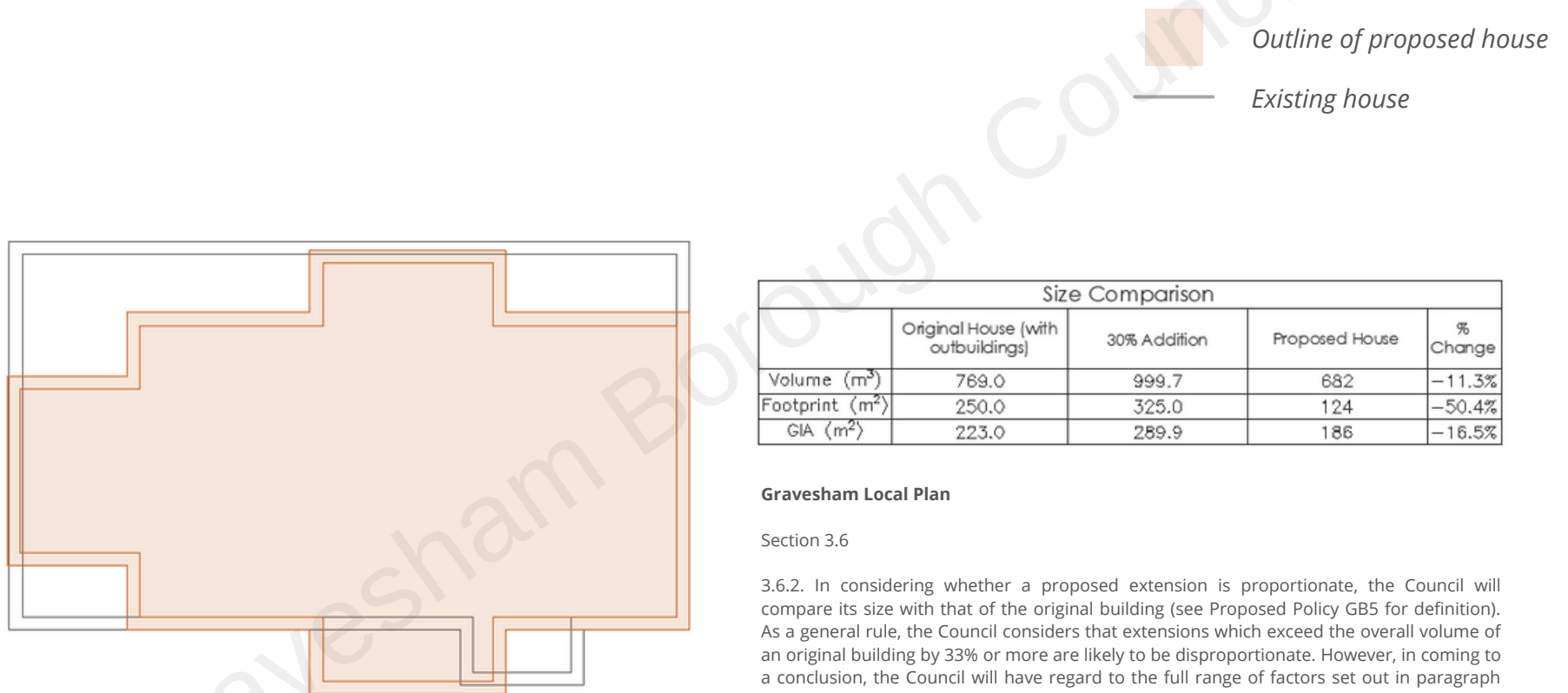
The proposed replacement dwelling occupies broadly a similar location as the existing dwelling, being further set back a considerable distance from the road frontage and behind a mature landscape boundary.

Noting that the replacement dwelling also occupies the a similar location within the site as the existing dwelling together with the demolition of existing garages and sheds which are currently visible from the road, it is considered that the proposal has no detrimental impact on the spatial openness of the site.

The proposed location of the replacement dwelling will not require the removal of any existing trees that are currently on the site.

DESIGN DEVELOPMENT

2.2 Comparison Plan



Gravesham Local Plan

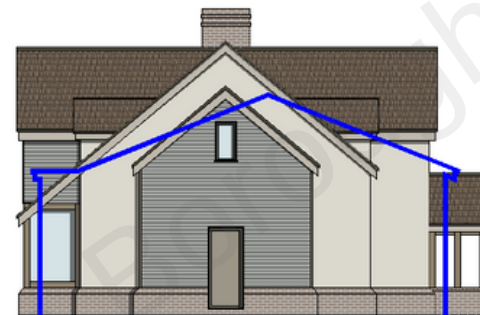
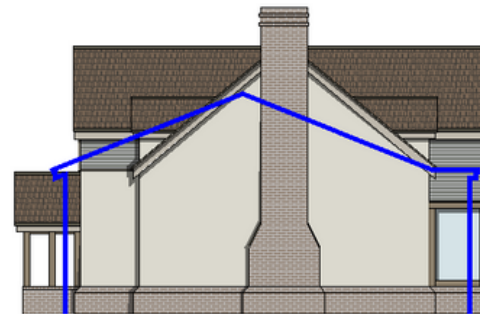
Section 3.6

3.6.2. In considering whether a proposed extension is proportionate, the Council will compare its size with that of the original building (see Proposed Policy GB5 for definition). As a general rule, the Council considers that extensions which exceed the overall volume of an original building by 33% or more are likely to be disproportionate. However, in coming to a conclusion, the Council will have regard to the full range of factors set out in paragraph 2.6.6.

3.6.3. There are occasions when residents and businesses wish to replace an existing building with a new one. National planning policy allows such development providing the new building is in the same use and not materially larger than the one it replaces. In assessing whether a replacement building is materially larger than the existing one and otherwise acceptable in Green Belt terms, the Council will compare their relative sizes and changes in built form. The location of the replacement building within the site may also be an important factor

DESIGN DEVELOPMENT

2.2 Comparison Plan



Outline of existing house

Visually, the silhouette comparison on the drawing shows the marginal height increase between the existing dwelling and the proposed dwelling. In terms of height, it is noted that the replacement dwelling is 1.7 metres taller than the existing dwelling. This is in order to reflect the proposed design of the property, which is intended to comply with the AONB Management Plan and recommended materials of the associated design guidance. The height will match that of the neighbouring property. It is evident that in spatial terms the proposed replacement dwelling has similar widths, depths and a smaller footprint to the existing dwelling.

Noting the existing boundary planting and substantial set back of the dwelling from any public viewpoints, the visual impacts on openness are improved, and do not result in any detrimental impact.



Nutfield Farm
(application site)

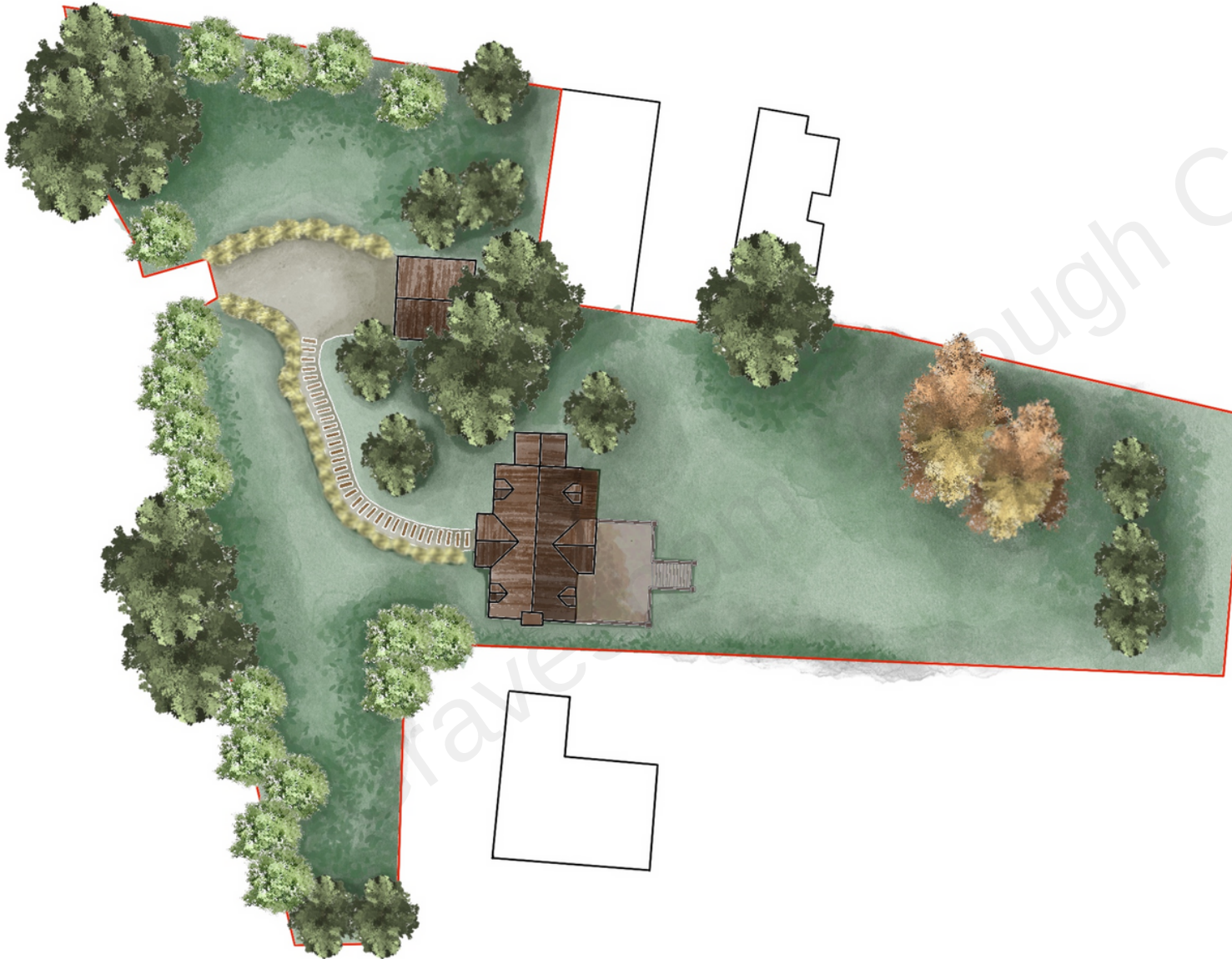
Nutfields, Priestwood Road

PROPOSED DEVELOPMENT

2.3 Planning Considerations

The NPPF (2019) lists a number of exceptions including the construction of new buildings that are not considered to be inappropriate development in the Green Belt. These are listed below.

- a. buildings for agriculture and forestry;
- b. the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments ;as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e. limited infilling in villages;
- f. limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g. limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.



DESIGN DEVELOPMENT

2.4 References



DESIGN DEVELOPMENT

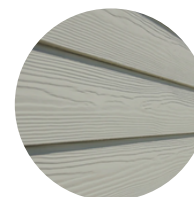
2.5 Materials



Grey/Green Windows and Doors



Timber Weatherboarding



Cream Render



Red/Brown Brick



The use of mixed rustic style tiles over faced brickwork and timber horizontal boarding, with exposed oak framing is appropriate in this locality and will ensure that a muted palette of textures and tones is achieved. The appropriate choice of materials will integrate the replacement dwelling into the overall landscape and existing setting.

3.0 PROPOSED DEVELOPMENT

3.1 Existing Floor Plans and Elevations

3.2 Proposed Elevations

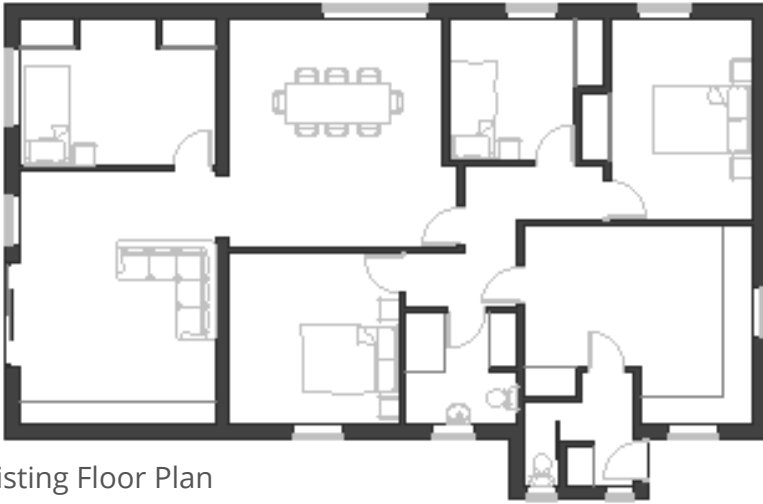
3.3 Proposed Floor Plans

3.4 Proposed Garage

3.5 Proposed Street Scene

PROPOSED DEVELOPMENT

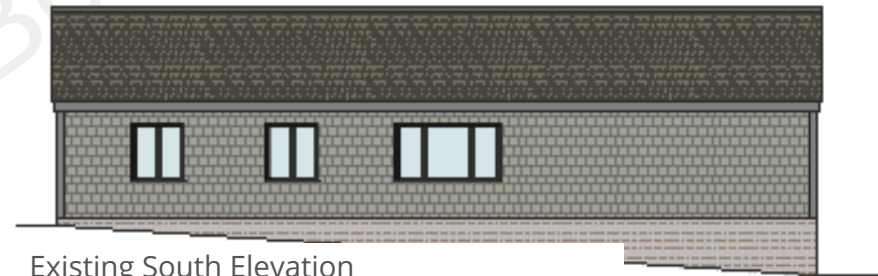
3.1 Existing Floor Plans and Elevations



Existing Floor Plan



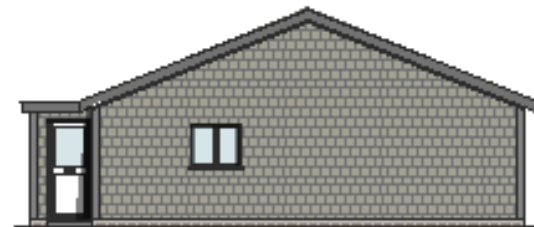
Existing North Elevation



Existing South Elevation



Existing East Elevation



Existing West Elevation

PROPOSED DEVELOPMENT

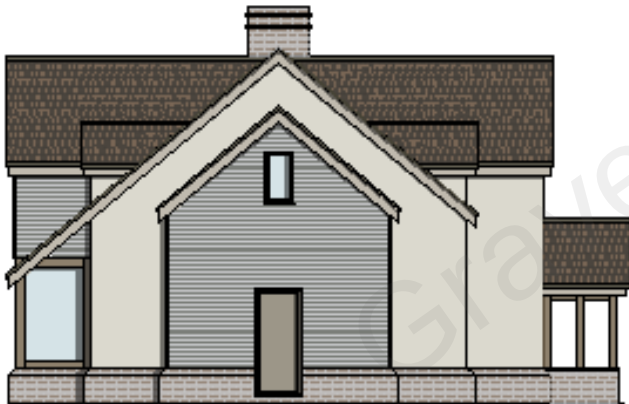
3.2 Proposed Elevations



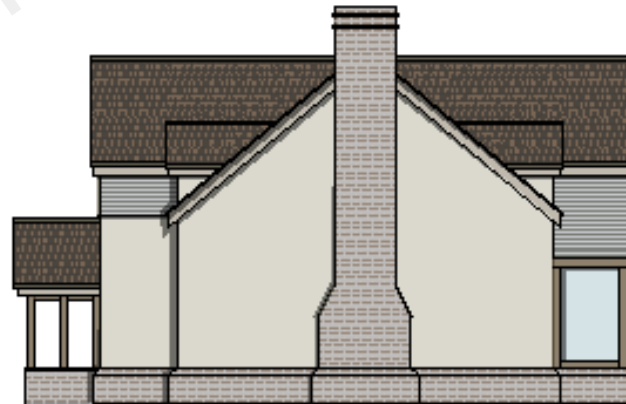
Proposed West Elevation



Proposed East Elevation



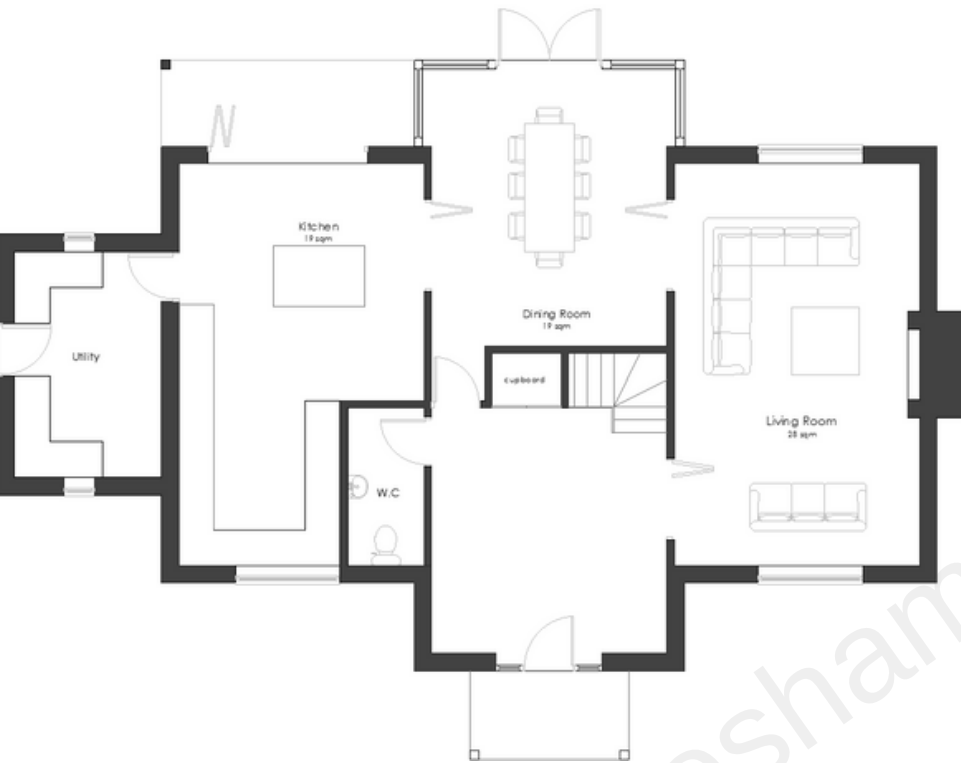
Proposed North Elevation



Proposed South Elevation

PROPOSED DEVELOPMENT

3.3 Proposed Floor Plans



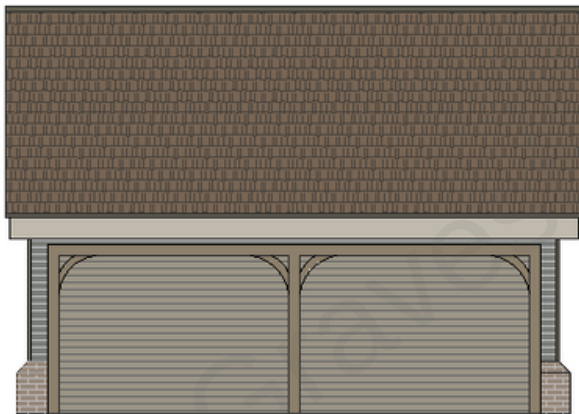
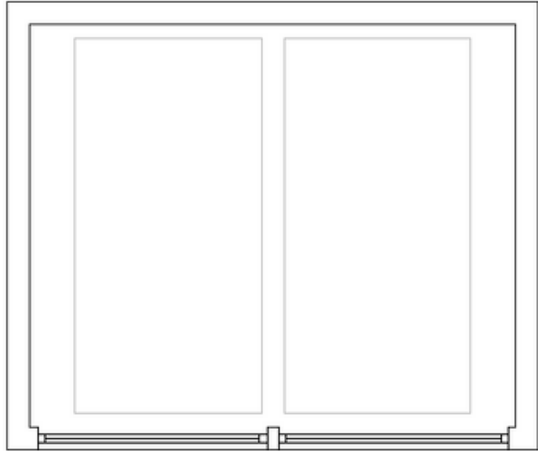
Proposed Ground Floor Plan



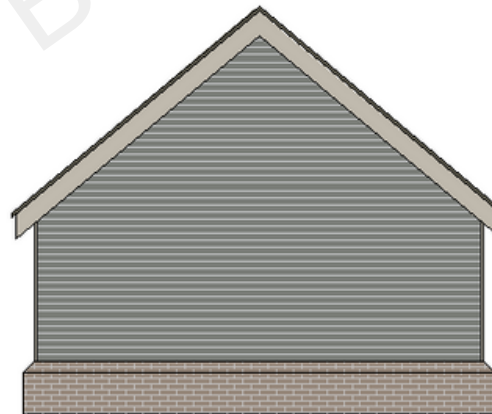
Proposed First Floor Plan

PROPOSED DEVELOPMENT

3.4 Proposed Garage



Materials to match the replacement dwelling



PROPOSED DEVELOPMENT

3.5 Proposed Street Scene



CONCLUSION

The layout and design is in keeping with the good design principles outlined in the NPPF and would be in keeping with the character of the area. It is a site that fulfils the requirements of NPPF in supporting a presumption in favour. The design has taken the council's and national policies into account in order to provide a positive solution and produce necessary living space.

The proposal is considered to comply with national policies, and would make a positive contribution to the enhancement of the existing built development and would not be out of character or at odds with the area. There would be no adverse impact on the amenities of any nearby residents. It is our view that the application should be supported and permission for the proposed development be granted.