



Four Acres, Dean Lane, Meopham DA13 0BS **Application for a Certificate of Lawful Development**

Submission Statement

Application Site

The application site is a plot of land that contains two residential properties, Four Acres and Azila, together with various outbuildings. Azila is a modest one/two-bedroom brick and tile dwelling located on the southwestern side of the access. Four Acres is a small timber dwelling constructed on the slope above Azila.

The site is in the Green Belt, an Area of Outstanding Natural Beauty (AONB) and part of the site lies within the Harvel Wooded Down Landscape Character Area. The guidelines for this area are to conserve and create. The site is well screened from the any public vantage points due to the land levels and the significant mature trees on the boundary.

Background

Permission was granted for Azila in 1949 to the front of the plot (ref: 19490080) and the original dwelling, Four Acres, was to be demolished. Four Acres was never demolished, and a Lawful Development Certificate was granted in 2018 (ref: 20180596). Planning Permission was granted for two replacement dwellings (based on the amalgamated demolition of both Four Acres and Azila including numerous outbuildings) in May 2020 (ref: 20200230). This permission was not enacted and has since expired.

Proposal

Introduction:

The proposal seeks to consolidate and enhance the existing dwelling, providing a better quality and spacious modern home. This can be achieved through Class A and Class B Permitted Development, by way of a single-storey extension to the rear and the adaptation of existing accessible loft space. The latter is achieved without increasing the volume of the existing roof-space and includes the insertion of conservation-style rooflights to both front and back of the existing dual-pitched roof.

Class A, The enlargement, improvement, or other alteration of a dwellinghouse,

The proposals are in accordance with the following relevant sections of Schedule 2 Part 1 Class A:

A1 (b) the proposal does not exceed 50% of the total area of the curtilage.

A1 (d) the height of the eaves of extension does not exceed the height of the eaves of the existing dwellinghouse determined at 2.8m above highest ground level.

- A1 (e) the enlarged part of the dwellinghouse does not extend beyond a wall which (i) forms the principal elevation of the original dwellinghouse or (ii) fronts a highway and forms a side elevation of the original dwellinghouse.
- A1 (f) the proposal does not extend beyond the rear wall of the original (detached) dwellinghouse by more than 4 metres nor exceeds 4 metres in height.

A.2 The plot is within Article 2(3) Land (AONB). As such, further Class A limitations apply:

- (a) No part of the exterior of the dwellinghouse will be clad in stone, artificial stone, pebble dash, timber, plastic or tiles. Note that the applied render to side elevations matches that existing.
- (b) the enlarged part of the dwellinghouse does not extend beyond the side elevation of the original dwellinghouse
- (c) no part the enlarged part of the dwellinghouse has more than a single storey

Conditions

A.3 Development is permitted by Class A subject to the following conditions—

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

The existing house has a London stock yellow brick frontage and rear façade, with both side gable walls rendered. The proposal replicates this. The existing slate roof is in a poor state of repair and will, in tandem with the insertion of 4 no. rooflights, be re-slatted (and thermally insulated from within). The dual pitched roof to the extension will be in matching slate with lead valleys and a lead-roll ridge, with the addition of 4 rooflights.

Existing Elevations:

Issues to improve sunlight and daylight entering the property are central to the proposal. It is therefore proposed to replace/insert windows to the front elevation, to remove some redundant windows to the east and to add new windows to the west façade. As an isolated detached house there are no neighbouring properties. A solid timber panelled door will be added to the original lean-to to the east.

All new and replacement windows are at ground floor level. All will be purpose-made casements, sit within the depth of the existing external wall and be double glazed to significantly enhance the energy performance of the property.

Parking and Highways

Vehicle access is from Dean Lane. Access to the site remains unchanged. The application site benefits from a substantial size driveway, together with sufficient space for several cars.

