

Fig. 1 – Proposed block plan

Introduction.

This statement has been written on behalf of our client Mr M Rossi in support of a full planning application. It follows a previously approved planning application for the erection of a detached 3-bedroom dwelling. Ref: 20240296

This application proposes the sub-division of the residential plot at Northfield House, and the erection of a 3-bedroom detached dwelling on land to the rear of the site.

Northfield House is to be retained, with no changes other than to the existing detached garage and store to the north of the site, which will be removed.

Documents

This document is to be read in conjunction with the following drawings and information:

D-01 rev A	Site Location Plan
D-02	Existing Block Plan
D-07	Northfield House Floor Plans
D-08	Northfield House Elevations
D-09 rev A	Proposed Street Elevation
D-10 rev B	Proposed Block Plan
D-11	Proposed Floor Plans, Sections and Elevations

The Site and Context

Northfield House is a generously sized detached dwelling set within a substantial plot on the eastern side of Wrotham Road. It occupies a large rectangular shaped plot of land, and has a much larger curtilage than many of its neighbours, particularly those to the north.

The site is currently accessed from the highway by a large expanse of tarmac which detracts from the street scene.



Fig 2 – The site (Northfield House) viewed from Wrotham Road



Fig 3 – Aerial view of the site

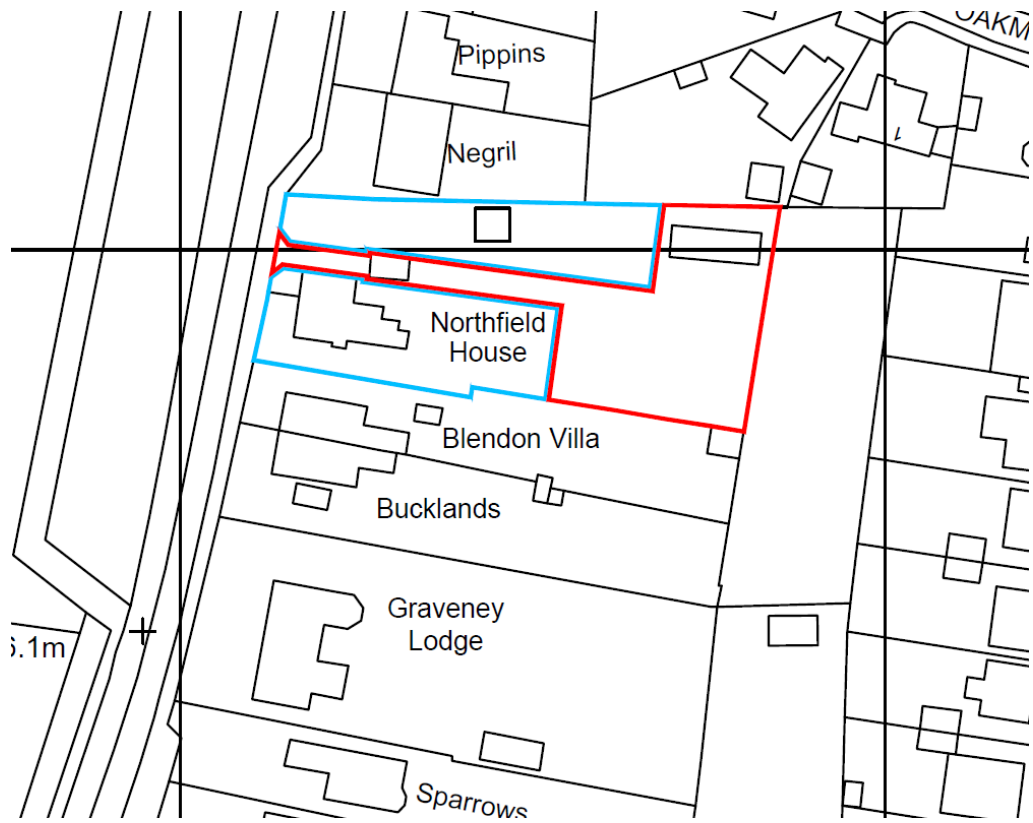


Fig 4 – Site Location Plan

Generally, the architecture in the locality is a mix of styles. Buildings are detached or semi-detached with pitched roofs or gabled fronts. Materials include yellow stock brick with red brick feature bands and detailing, and white render.



Fig 5 – Northfield House



Fig 6 – Blendon Villa and Bucklands



Fig 7 – Row of detached houses, Negril right of image



Fig 8 and Fig 9 – Other nearby properties in a mix of styles

Planning History

Planning permission was obtained in June 2024 for the demolition of the existing garage and outbuilding and the erection of a detached 3-bedroom dwelling and outbuilding to form home office and gym, with erection of a 3-bay garage in the garden of Northfield House.

Prior to that, in February 2023, outline planning permission was permitted for the demolition of Northfield House and outbuildings and the erection of two detached dwellings, with associated parking access and amenity areas.

As established by these recent permissions, there is no objection to the principle of residential development on this site, and the retention of Northfield House is considered a positive.

Northfield House

- [Demolition of existing garage and outbuilding and the erection of a detached 3 bedroom dwelling and outbuilding to form home office and gym, with erection of a 3 bay garage in the garden of Northfield House.](#)
Ref. No: 20240296 | Status: Application Permitted
- [Outline application with some matters reserved for the demolition of Northfield House and outbuildings and the erection of two detached dwellings, with associated parking, access and amenity areas.](#)
Ref. No: 20221153 | Status: Application Permitted
- [Outline application for the demolition of Northfield House and outbuildings and the erection of three detached dwellings, with associated parking, access and amenity areas.](#)
Ref. No: 20220823 | Status: Application Refused
- [Outline application for the demolition of existing dwelling and erection of two detached two storey dwellings each with garage.](#)
Ref. No: 20070988 | Status: Application Permitted
- [Continued display of non-illuminated free standing sign in front garden and wall mounted sign on side elevation of house.](#)
Ref. No: 20080188 | Status: Permitted
- [Change of use of part of the ground floor from shop to residential and alterations to the ground floor front elevation.](#)
Ref. No: 19900346 | Status: Application Permitted
- [Erection of a dwelling](#)
Ref. No: 19550136 | Status: Application Refused

Further to the above, the nearby dwelling 'Granby Lodge' has undertaken a similar development to that proposed in this application, with a single-storey detached dwelling sited in the rear garden of the main dwelling. Granby Lodge lies four properties to the south of Northfield House.

Graveney Lodge

- [Application for a minor material amendment for variation of condition 2 attached to planning permission reference 20220265 for the erection of a single storey dwelling house; to allow the replacement of drawings numbered 21/0529/14A \(Proposed Ground Floor Plan - Option 2\); 21/0529/15 \(Proposed Elevations - Sheet 1\); 21/0529/16 \(Proposed Elevations - Sheet 2\) and 2160:03B \(Proposed Block Plan\) with drawings numbered 21/0529/14C \(Proposed Ground Floor Plan\); 21/0529/15A \(Proposed Elevations - Sheet 1\); 21/0529/16A \(Proposed Elevations - Sheet 2\) and 21/0529/17 \(Block Plan - As Proposed\); and removal of drawing number 21/0529/13A \(Proposed Basement Plan - Option 2\), to allow the omission of the basement, alterations to the roof and elevations, and erection of a single storey extension for plant/store room.](#)
Ref. No: 20230518 | Status: Application Permitted
- [Construction of new double garage incorporating installation of photovoltaic panels and electric vehicle charging points.](#)
Ref. No: 20220928 | Status: Application Permitted
- [Application for a non-material amendment to planning permission 20220265 \(for a minor material amendment to planning permission 20201100 for the erection of a single storey dwelling house; to replace drawing no. 2160.04A \(Proposed Floor Plan\) with drawing nos. 21/0529/14A \(Proposed Ground Floor Plan - Option 2\) and 21/0529/13A \(Proposed Basement Plan - Option 2\); Addendum to Arboricultural Impact Assessment and Method Statement \(ref. CAS/2021/127\)\); to allow glazing to front entrance and glazed gables changed to slimline framing, stainless steel flue from wood burning stove in living room added, window to basement staircase increased to two light window and moved down in wall with formation of small flight of external steps to provide primary fire escape route from basement, dining and Family Room windows reduced from 2no two light windows per room to 1no three light window per room, windows to WC and Dressing Room omitted and window to kitchen moved.](#)
Ref. No: 20220808 | Status: Permitted
- [Application for approval of conditions 3, 4 and 8 attached to planning permission reference number 20220265 relating to details of \(3\) External facing materials, \(4\) Hard and soft landscaping and \(8\) Residential waste arrangements.](#)
Ref. No: 20220522 | Status: Permitted
- [Application for a minor material amendment to planning permission reference no 20201100 for the erection of a single storey dwelling house; to replace drawing numbered 2160.04A \(Proposed Floor Plan\) with drawing numbered 21/0529/14A \(Proposed Ground Floor Plan - Option 2\); and the following drawing numbered 21/0529/13A \(Proposed Basement Plan - Option 2\); Addendum to Arboricultural Impact Assessment and Method Statement \(ref-CAS/2021/127\).](#)
Ref. No: 20220265 | Status: Application Permitted

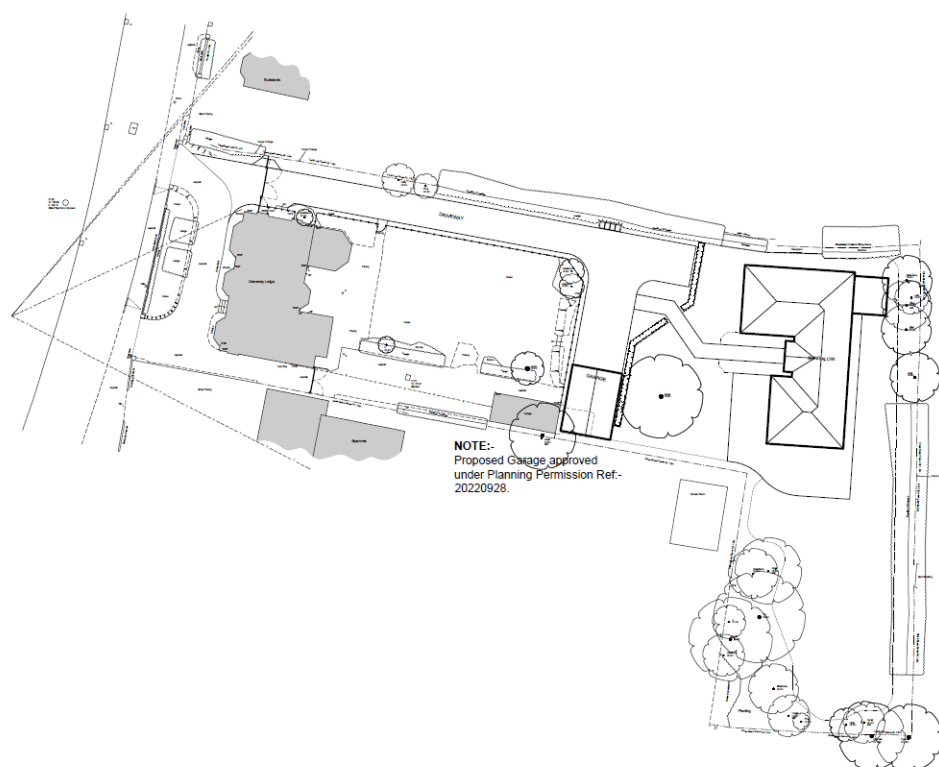
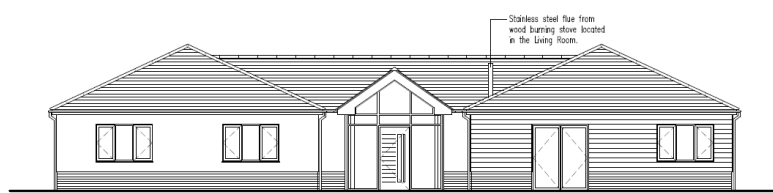
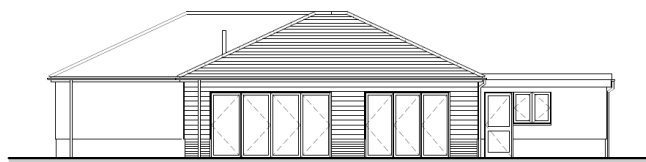


Fig 10 – Block Plan. Erection of a single storey dwelling house to the rear of Granby Lodge. As Approved



Front Elevation West



Side Elevation South

Fig 11 – Elevations. Dwelling house to the rear of Granby Lodge. As Approved

The Proposal

The proposal is for the erection of a 3-bedroom single-storey family dwelling situated on land at the rear of Northfield House.

Northfield House is to be retained, with no changes other than the demolition of the detached garage and store to the north of the site. The existing outbuilding at the rear of the site will also be removed.

This proposal follows an approved planning application for a 3-bedroom family home located to the north of the site, facing Wrotham Road (Ref: 20240296). The newly proposed dwelling will sit in addition to this, at the rear of the site.

The development makes efficient use of the land at Northfield House and provides much sought-after family housing in the area, particularly when viewed against the present housing land supply.

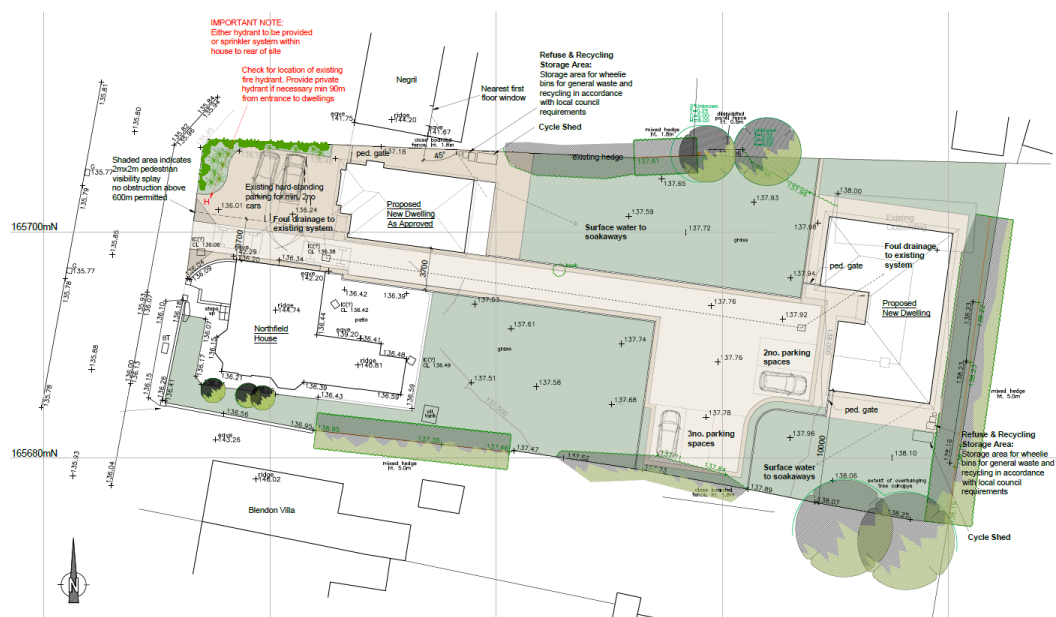


Fig 12 – Proposed Block Plan

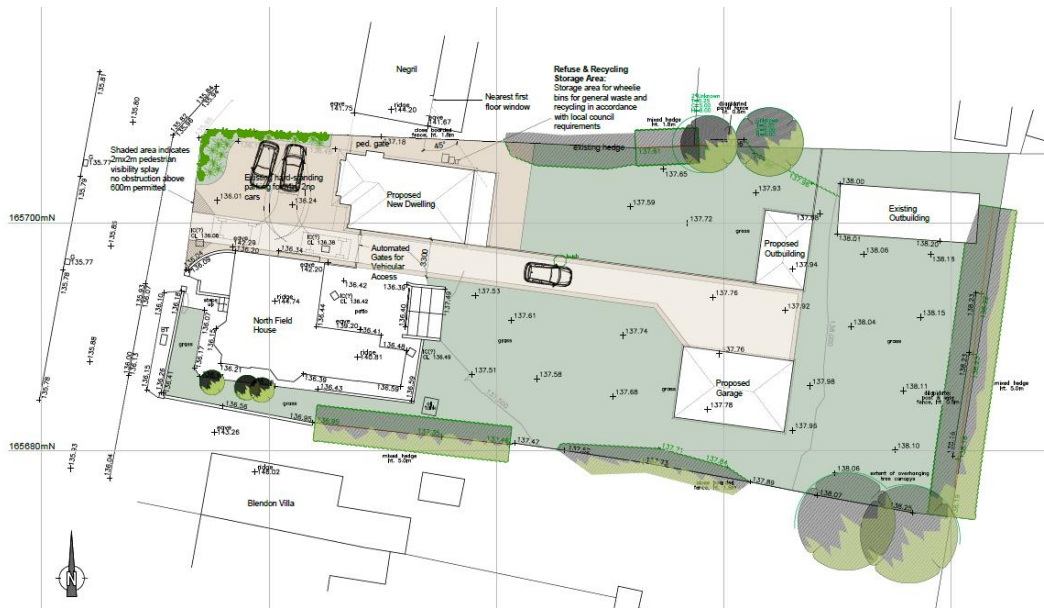


Fig 13 – Block Plan As Approved Ref. 20240296

The previously approved application (Fig.13) features 3no. outbuildings at the rear of the site, one of which is existing. The outbuildings have a gross external area of 143sqm.

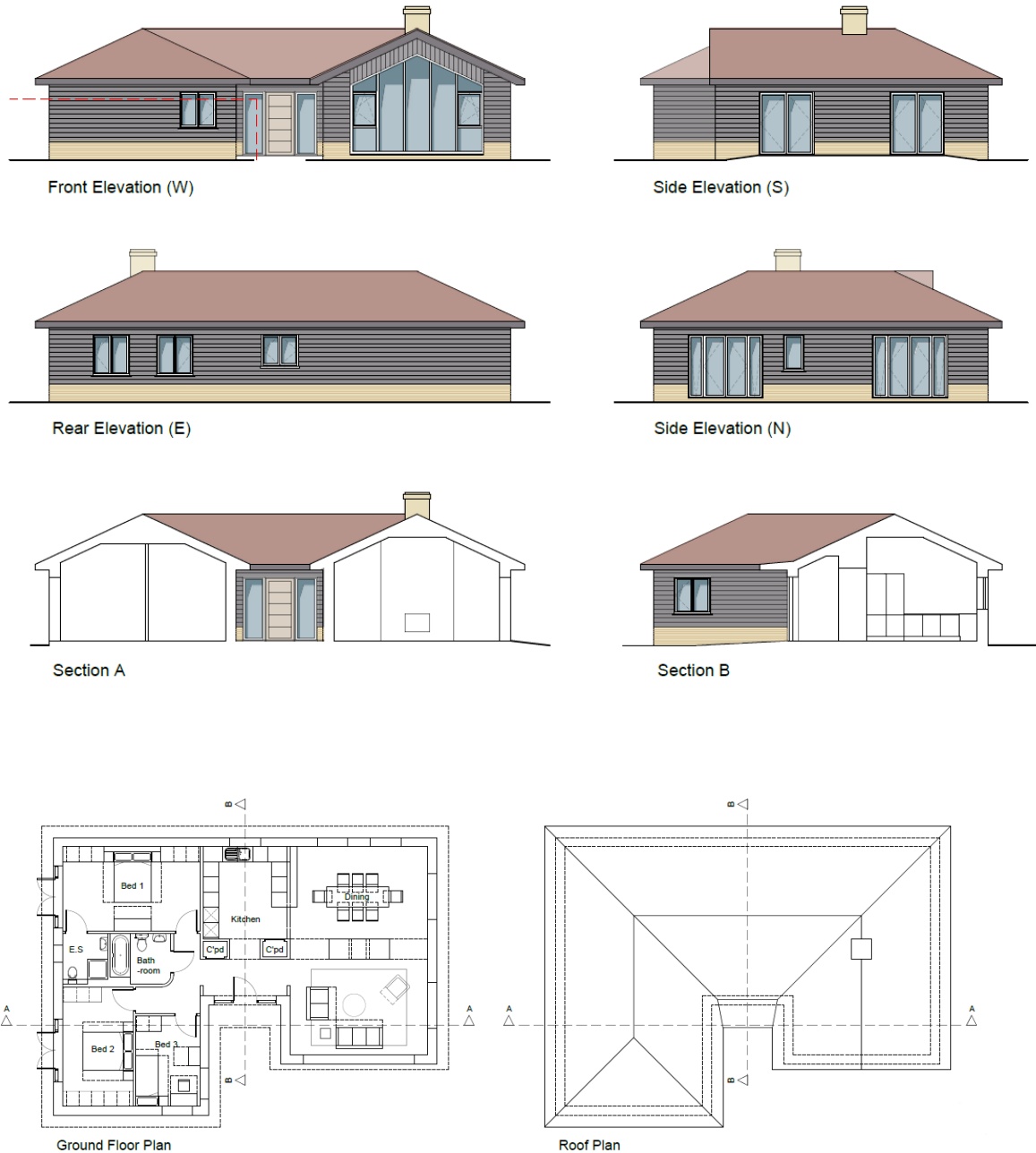
The existing outbuilding at the rear of the site is to be removed and the other 2no. outbuildings have been omitted from this application.

The proposed new dwelling will have a gross external area of 142.5sqm, which is less than the total area of the outbuildings in the approved application.

In replacing the outbuilding with a new dwelling, the design, character and appearance has been carefully considered to follow that of any outbuilding which would be expected to be erected on a substantial residential plot such as this.

The design approach is similar to that of the house approved in the rear garden of Graveney Lodge.

Design, character and appearance



The proposed new dwelling provides a modest, low-profile single-storey family home, situated far to the rear of the existing site, and will not be readily visible from the public vantage point of the street.

To minimise bulk and scale the proposed new dwelling will feature a low profile pitched roof. This will also prevent any issues with overlooking of adjacent gardens.

The proposed dwelling would also be in excess of 21m from the closest dwellings to the rear in Oakmead and Cheyne Walk.

As previously mentioned, the design, character and appearance has been carefully considered to follow that of any outbuilding which would be expected to be erected on a substantial residential plot such as this.

In line with this approach, the proposed dwelling is clad in black horizontal weatherboarding, which is traditionally used for the cladding of barns and garden buildings. The building will also feature a brick plinth of yellow stock, to match Northfield House and the recently approved dwelling.

Residential Amenity

Appropriate allocation of amenity and off-street vehicular parking has also been accommodated within the design.

The subdivision of the existing residential plot will leave Northfield House with a substantial rear garden, with a minimum depth of 21m and an area of over 300sqm.

The proposed new dwelling will have private garden areas on three sides. The bedrooms will have direct access on to the gardens at the north of the site, and the living area overlooks the main garden to the south. The main garden will have a minimum depth of 10m. In total, more than 250sqm of private garden space is provided, well in excess of the Council's minimum requirement for a 3-bedroom home (60sqm).

Internally, the proposed new dwelling has been designed to exceed the nationally described space standards.

Access

As with the recently approved scheme, vehicular access is to be taken directly from Wrotham Road via the existing dropped kerb. The proposed access will be shared by all three properties.

Regarding access for fire services, a fire hydrant is to be provided within 90m of the new dwelling and the dwelling will benefit from a sprinkler system.

3.7m access will be maintained throughout the length of the access drive.

Parking

A total of 5no. car parking spaces are to be provided at the rear of the site. Of these, 2no. will be allocated for the proposed new dwelling and 3no. will be allocated for the existing dwelling 'Northfield House'.

A permeable hard surface will be created in front of the proposed new dwelling to provide space for turning of vehicles.

High security bike sheds are to be located within the rear garden, providing secure and covered storage for 4no. bicycles.

Landscaping

A permeable driveway and parking surface will be of benefit in terms of sustainability. The new dwelling is provided with a variety of outdoor spaces with opportunity to preserve and enhance the current verdant nature of the site, particularly at the boundaries.

Refuse & Recycling

Storage areas for refuse and recycling are provided in the rear garden. Bins will be wheeled to the front of the site for roadside collection in accordance with current local council refuse collection arrangements.

Biodiversity Net Gain

The applicant is seeking exemption from BNG via 'Small Scale Self-build and Custom Housebuilding'. Gravesham Borough Council's 'Custom and Self-build delivery statement template' is submitted with this application.

Conclusion

This proposal is a modest addition to the site. The proposals will take up less built area than previously approved application, making best use of the available land to provide much sought-after family housing in the area, particularly when viewed against the present housing land supply.

The principle of this type of development has already been established at Graveney Lodge.

The design, character and appearance has been carefully considered and developed to follow that of an outbuilding, which would be expected to be erected on a substantial residential plot such as this. As well as making efficient use of land, we believe the development is appropriate in terms of density, and maintains the overall character of its setting.