

PROPOSED CUSTOM DESIGNED REPLACEMENT DWELLING

**AT
SHORNE MEAD
PEARTREE LANE
SHORNE
KENT.
DA12 3JT.**



DESIGN AND ACCESS STATEMENT

DEC 24

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Recent residential project approvals



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Existing Site.

The site is currently a detached property with Garage and entrance driveway off of Peartree Lane.

The existing property faces South and has a very large rear sloping Garden backing onto a woodland and sits deep inside the boundary line.

The existing entrance is gated via a gravel drive which provides access to a parking court area with a detached Garage.

The existing property is of a traditional style and materials made up of varying tiled pitched roofs.

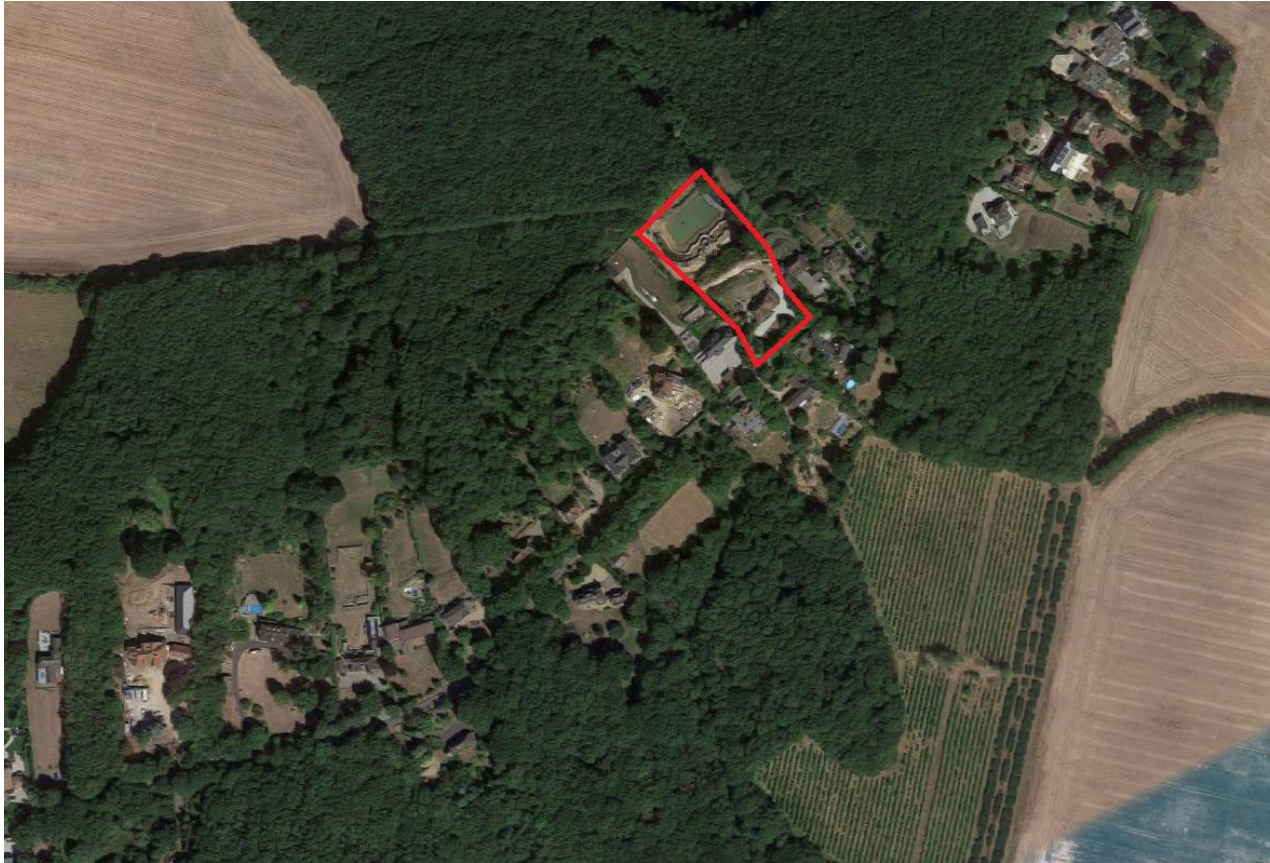
The houses on Pear Tree Lane are of varying architectural styles, ages and sizes with large gaps between them in a varied street scene with no single distinct style.

The building boundary is shown in red which is the replacement of the existing dwelling

The rear area boundary in blue is designated under previous garden works planning approval which have been implemented.



Ariel View of the site



Total site in red.

Planning History:

Demolition of the existing dwelling and garage and the erection of a replacement dwelling with associated access and landscaping works.

Ref. No: 20230514 | Status: Application Refused

Proposed engineering works to rear garden creating retaining walls to sloping site.

Ref. No: 20220543 | Status: Application Permitted

Single storey rear extension with a depth of 8.00 metres, maximum height of 3.75 metres and eaves height of 2.35 metres.

Ref. No: 20220593 | Status: Prior Approval Is Required and Refused

Single storey rear extension with a depth of 8.00 metres, maximum height of 3.75 metres and eaves height of 2.35 metres.

Ref. No: 20220788 | Status: Prior Approval Not Required

Application for approval of condition 3(i)(ii)(iii)(iv)(v)(vi) and (vii) attached to planning permission reference number 20220543 relating to details of landscaping to new gabion basket constructed walls.

Ref. No: 20221105 | Status: Refusal of details

Alterations to existing garage to provide garage and annex accommodation incorporating increase in roof height, two dormer windows in the front roof slope and Juliette balcony on the north-west elevation to provide for ancillary accommodation, including a garden room with tea point at ground level and gym and games room accommodation above

Ref. No: 20221114 | Status: Application Permitted

Erection of a garage

Ref. No: 19480125 | Status: Application Permitted

Change of use of land from woodland to residential garden and alterations to vehicular access

Ref. No: 19830673 | Status: Application Permitted

Erection of a private garage

Ref. No: 19510046 | Status: Application Permitted

Additions

Ref. No: 19510230 | Status: Application Permitted



Extension to lounge

Ref. No: 19560253 | Status: Application Permitted

Erection of loose box and tack room

Ref. No: 19590307 | Status: Application Permitted

Construction of a new roof over existing garage incorporating an increase in the height of the building, two dormer windows in the front roof slope and a Juliette balcony on the north-west side elevation to provide for gym, games room and w.c./changing facilities in the proposed roof space.

Ref. No: 20140811 | Status: Application Permitted

Demolition of existing garage and erection of a detached two storey annex and garage incorporating a dormer window in the front roof slope and Juliette balconies on the north-west and south-east elevations.

Ref. No: 20170496 | Status: Application Refused

****REVISED PLAN**** Alterations to existing garage to provide garage and annex accommodation incorporating increase in roof height, two dormer windows in the front roof slope and Juliette balcony on the north-west elevation to provide for ancillary accommodation, including a garden room with tea point at ground level and gym and games room accommodation above

Ref. No: 20181314 | Status: Application Permitted

Construction of new pitched roofs over existing garages/boat port, incorporating dormer window in proposed front roof slope and infilling of central boat port to form garage.

Ref. No: 19970317 | Status: Application Permitted

Erection of single storey rear infill extension to form enlarged kitchen/diner.

Ref. No: 20060164 | Status: Application Permitted

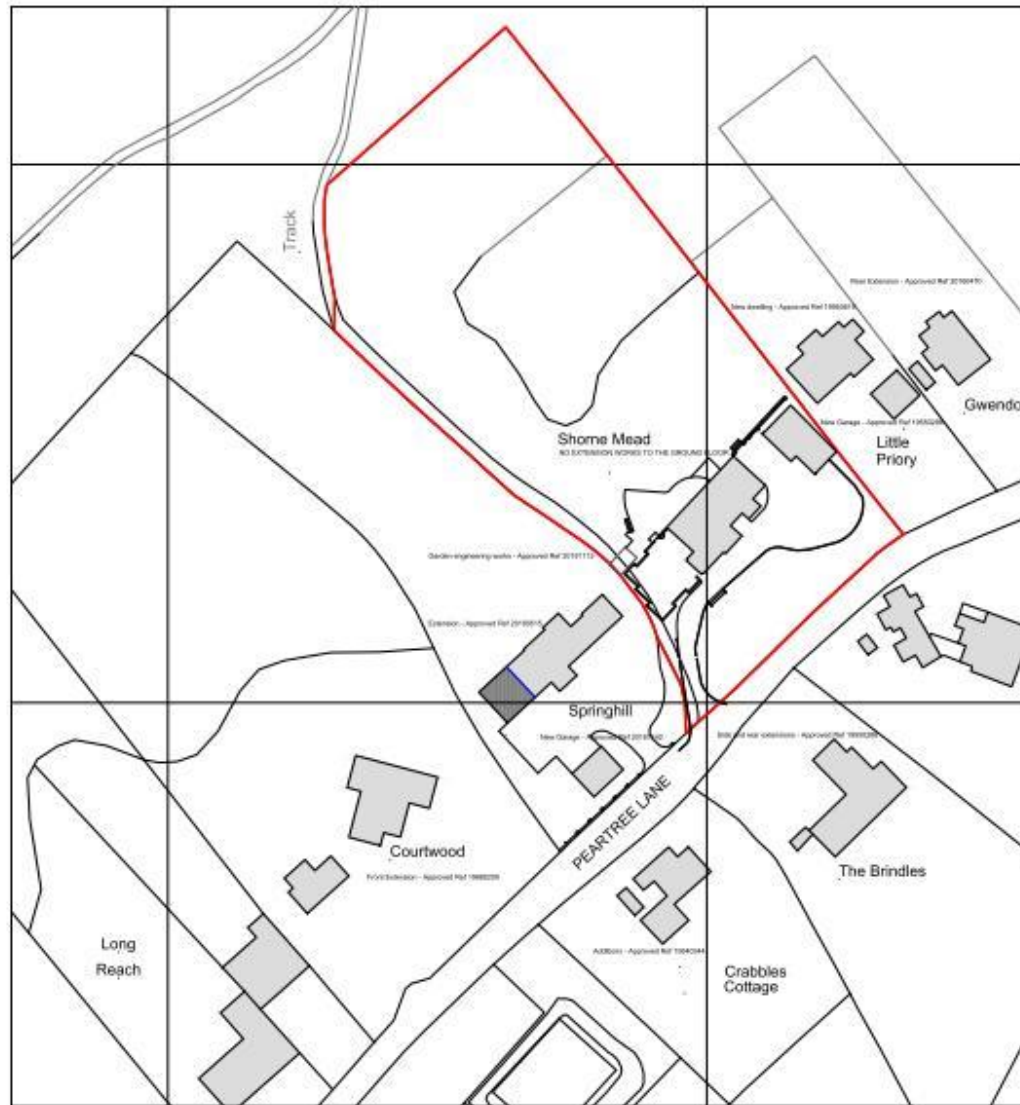
Erection of a two storey extension at the side to form a dining room with bathroom over

Ref. No: 19840557 | Status: Application Permitted

Erection of a single storey extension to form an enlarged kitchen, children's playroom and a new boiler room at the side of dwelling

Ref. No: 19780438 | Status: Application Permitted

Planning references to surrounding properties



Existing Photographs



Existing and retained front entrance



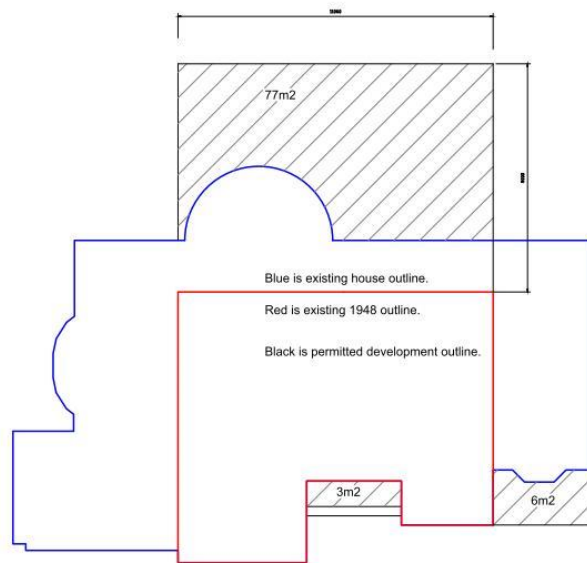
Existing entrance gate and screening to Peartree Lane frontage.

Permitted development

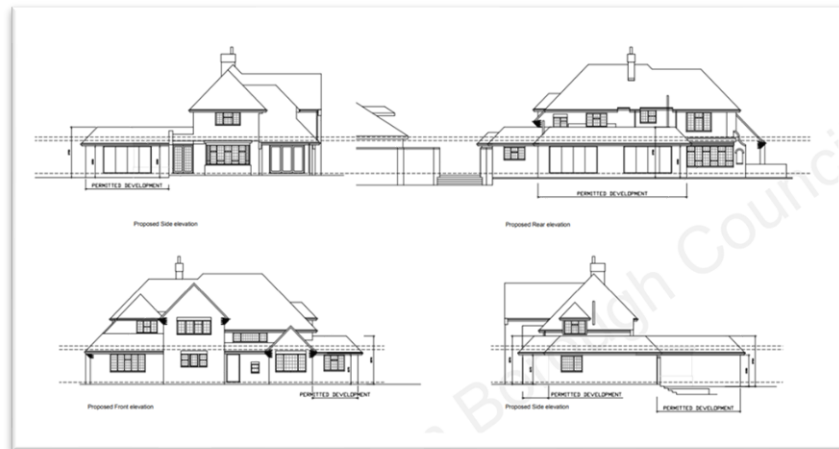
Single storey rear extension with a depth of 8.00 metres, maximum height of 3.75 metres and eaves height of 2.35 metres.
Ref. No: 20220788 (PRIOR APPROVAL ACCEPTED).

The rear extension as shown below would not require a planning application and increases the floor area of the existing property, and would be implemented if planning is not achieved for a replacement dwelling.

Plan of the permitted development is shown below:



Existing Ground Floor 185m²
Permitted development extensions 97m²



Surrounding Planning History

Replacement and alterations to surrounding dwellings within Peartree Lane:

Merrievale:

Replacement dwelling - Ref 20200984 approved

Long Acre:

Replacement dwelling - Ref 420221239

Brackenside:

Replacement dwelling - Ref 20150719

Springhill:

Garden engineering works - Approved Ref 20191115

Extension - Approved Ref 20180515

New Garage - Approved Ref 20181142

Little Priory:

New dwelling - Approved Ref 19940619

Gwendon:

Rear Extension - Approved Ref 20160470

The Brindles:

Side and rear extensions - Approved Ref 19550286

Pre Application

PRE20240034

9th October response 2024.

Officer: Mrs Alison Webster

Comments-

Floor area not to be included within the proposed roof space

Can the fallback position of extensions under permitted development be implemented?

Ridge height in relation to the adjoining properties

Hidden flat roof to be revised to pitched roofs with valley

Insufficient information has been provided regarding biodiversity and any forthcoming application will need to address this.

Revisions provided within this application

Proposed roof area does not contain any habitable floor area and previously indicated roof dormers have been omitted

Floor area as proposed is less than the agreed fallback position

Ridge and eaves height has been reduced so it is not higher than the adjacent house

Roof design revised to provide pitched roofs with a central valley gutter and previously flat area omitted

Additional Bat survey was carried out during the season and is provided within this application.

Proposal

The existing dwelling has been altered over a long period of time and recently the rear garden has undergone engineering, and landscape works to create and make use of the existing steep sloping rear garden under Ref 20220543 and has been implemented.

The access is a gated entrance from Peartree Lane that takes you to a parking court and a detached garage with access to the side of the existing property used for turning and storage.

The proposal is to replace the existing detached house with a traditional style new dwelling, to fit into the existing street scene, that would be highly sustainable in energy terms. The design of the house is based on a Georgian style and follows the proportional rules for window, eaves and roof to establish the correct elevational balance. The design is also based on the principle of the entrance being central and the use of equal symmetry with the emphasis on verticality, which is key to this architectural style. The symmetry is retained by creating single storey side elements that are further back from the front facade to reduce any possible impacts and acts as being subservient to the main entrance elevation.

The main roof is formed of pitched roofs with a central valley to lessen any possible visual impact of the volume of the dwelling as it will appear open between the roof ridges and in keeping with the traditional style of the type of Georgian building.

Precast stone is designed to surround the openings to emphasise the importance of the vertical windows and main entrance, and it is also built into the facing brickwork to horizontal lines including capping and parapets.

The materials will be traditional with the use of high-quality brickwork and stonework with a dark grey roof tile.

The site is not overlooked by any other adjacent properties and the site backs onto a protected woodland at the rear of the sloping site offering natural privacy. The neighbouring houses have a large gap between each other which is a key character of the street scene and the existing relationship distances will be retained.

The design would make the most of the existing change in level across the site so the entrance area will be a visible two storey building and the basement area will be completely submerged and not visible.

The current house is dated and requires major refurbishment and modernisation, and the current layout of the house does not provide the layout that a modern family wishes to live in, in terms of room positions and its relationship with the garden and external spaces.

The house, being somewhat dated, requires a lot of internal alterations and any extensions would improve but not overcome the issues that exist in terms of movement and layout within. It has been previously extended and altered, and this has created individual spaces that do not relate well to each other and the best option, following the feasibility, would be to create a replacement dwelling.

This would allow for a design that can sit into the setting and is based around the owner's family way of life to meet their personnel needs in terms of room sizes and uses which is unique and provides an individual type of self-build.

There is also a fallback position if the new dwelling is not possible, as the option would be to create extensions via the permitted development rights as accepted, which would greatly improve the current situation.

The new dwelling footprint will be based on the existing house outline whilst maintaining the current access arrangement and distances to each boundary. The existing front elevation cannot be viewed from the lane and is only seen after entering the site and this natural screening would be fully retained as part of this proposal.

The scale of the new building is designed to relate to the existing residential building in terms of scale and bulk and the ridge height is designed to match the adjacent neighbouring property, so there will be no potential impact on the street scene or surrounding houses.

The existing street scene is made up of large, detached dwellings positioned on wide open plots that have been updated or replaced in recent times and there is a real mix of architectural styles creating a very varied reference of materials and architectural styles.

There are a few replacement dwellings and major refurbishments that have been carried out recently within the lane, consisting of modern through to replica arts and crafts styles, but there is no existing history reference to suggest that these represent a constant street scene character and just underlines the current various styles that exist.

The adjacent house called 'Springhill' has recently been modernised with split stone and render finishes together with dark grey windows, creating a much more modernised feel than the original house, and now offers a more interesting building within the varied street scene.

This proposal is two storey dwelling with a pitched roof design that strongly reflects the other properties locally and uses a pallet of traditional materials. The plan is based around a central entrance and staircase, which gives access to open plan living with views over the rear terrace and glazed doors that open to relate the external space with the interior.

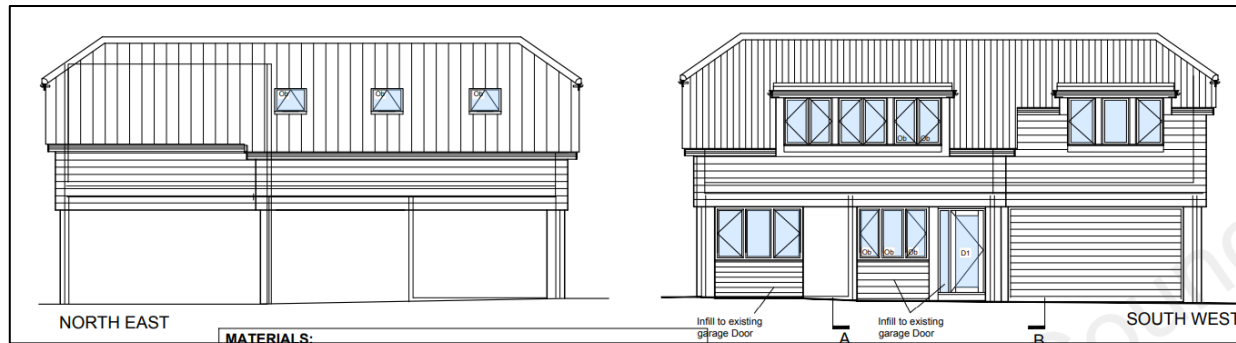
The energy efficiency would be far greater than the standards, to provide large energy savings and the use of an alternative energy source, and will be entirely consistent with the prevailing grain of the settlement and will blend with the street-scene.

Existing garage and outbuildings

The existing Garage has planning approval to be converted into habitable space under reference 20221114:

'Alterations to existing garage to provide garage and annex accommodation incorporating increase in roof height, two dormer windows in the front roof slope and Juliette balcony on the north-west elevation to provide for ancillary accommodation, including a garden room with tea point at ground level and gym and games room accommodation above''

Under this proposal the existing Garage and outbuilding would be completely removed and would not be used for the approved description.

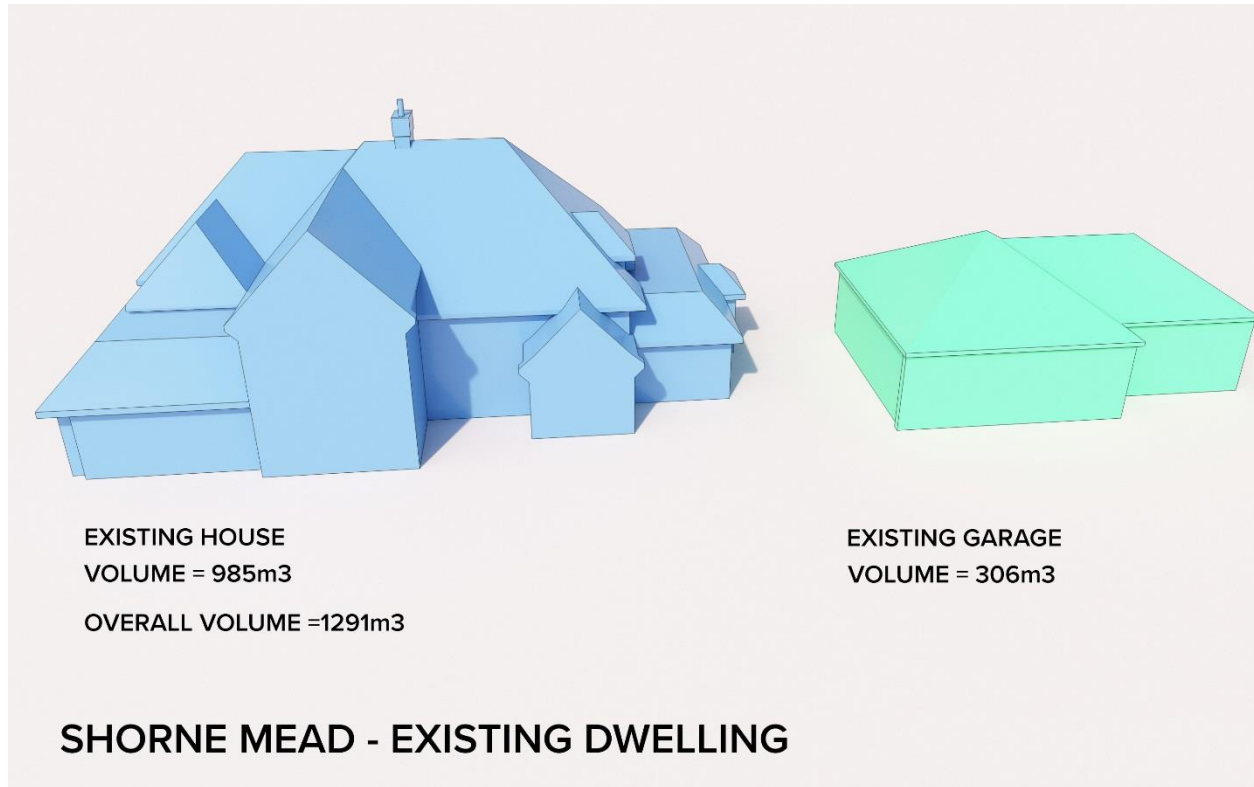


Existing Outbuilding

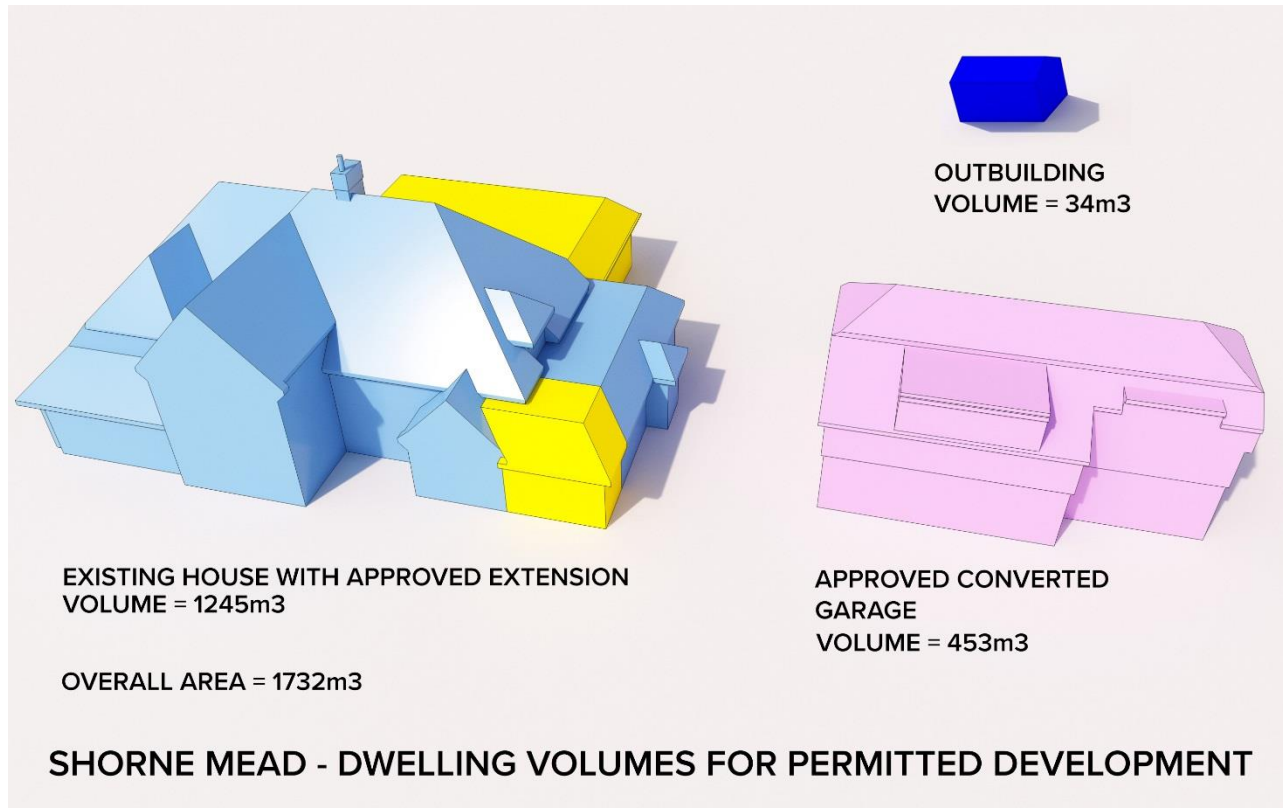
The existing outbuilding which is currently to the West of the existing house close to the boundary would be totally removed as part of this application this application.

Volumes

Existing building volumes shown below-



Existing house with fallback permitted development option shown below-



Proposed volume:

The volume of the proposed dwelling is less than the legitimate fallback position.

The existing volume is 1732m³ and the proposed new dwelling is 1712m³.

Proposed floor areas:

The proposed floor area is not more than the stated fallback position as below-

Original house area 210m²

Existing house area GF - 200m²

Existing house area FF - 115m²

Existing house total area 315m²

Approved Garage extension with residential area of 84m²

Removed existing outbuilding 13m²

Permitted development single storey extensions 69m²

Total Fallback position 481m²

Proposed new dwelling gross area 477m²

Proposed Basement-

Fully submerged.

Impact

Elevations – Existing and proposed street scenes

Existing elevations



Proposed street scene



The proposed street scene shows the proposed scale, and bulk would not be greater than the existing and it will also not be visible from Peartree Lane as the existing front screening would be retained.

Site plan

The red line indicates the proposed area of the replacement dwelling, and the blue line is the same ownership with the garden works under a previous approval.

The proposed floor plan is shown on the site plan and its close relationship with the existing house footprint maintaining its position and distances to the front and side boundaries that restricts any considered impact.

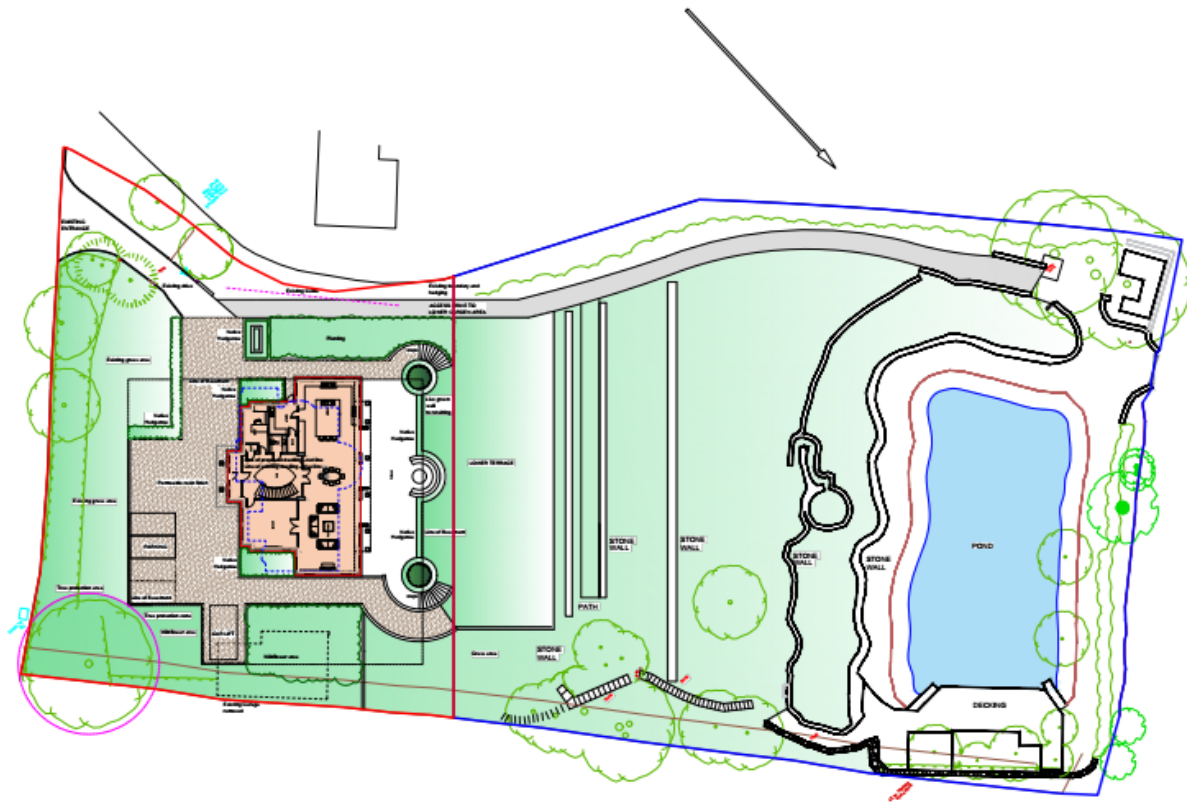
The existing garage and outbuilding would be removed, and the existing entrance and drive would be maintained to avoid any unnecessary changes to the existing lane.

There would be no additional vehicle impact on the existing lane as the existing owners will remain as they wish this to be their continued family home.

The trees and shrubs at the front are to be retained as well as the laid to grass garden.

The rear landscaping is previously approved, and the new floor plan would relate better to the new terracing as it accords with the change of levels across the site.

4No spaces to the front courtyard will also be provided for visitors and deliveries. An additional 4No parking spaces are to be provided via a car lift into the basement area. The existing distances from each boundary and screening would be fully retained throughout the site



Parking

4No existing spaces provided within entrance court. (4No additional spaces provided within Basement area).

This site is positioned very close to the following transport links:

Higham Main train station – 10min drive

Main bus stop – 10 min walk

Car charging

Electric car charging will be provided, and the owners currently have two electric vehicles used for daily use.

Photovoltaic panels

The proposed dwelling would have photovoltaic panels facing south on the pitched roofs and will provide energy to a backup battery and used for vehicle charging and LED lighting.

Air Heat Source Pump

The new dwelling would not have a traditional gas boiler but would use a heat source pump to provide a means of heating via under floor pipework and reduce the emissions from that current situation.

Energy

The new dwelling would be designed above current building regulations standards to be airtight and well insulated with mechanical ventilation to avoid over heating within the core of house and offset the amount of glazing.

Lighting will all be inward facing and the surrounding external lighting situated at low level to avoid light spillage with the use of 100 percent LED low energy type fittings throughout.

Tree Report

A tree report was carried out by Silva Arboriculture Ltd

The Basement area has been designed to avoid the tree root protection areas as shown and no additional trees will be removed as part of this application.

Additional landscaping and enhancements are proposed as detailed within this document.

Existing trees to be protected during the works as detailed.

Ecology

A preliminary Ecological appraisal has been carried out by Calumma ecological services.

Bats

Following the Ecological report, a Bat emergence survey of a single detached dwelling and garage at Shorne Mead, Pear Tree Lane, Shorne, DA12 3JT was undertaken in May, June and July 2024.

The mitigation measures are detailed within this document.

BNG

This proposal is for a self build project and is exempted from the BNG requirement as detailed in the report by Turney Environmental exemption statement.

Bat Mitigation Measures

To minimise impacts to bats and their roosts, the following mitigation measures are recommended and will be confirmed during the licence application.

- Prior to demolition, the overseeing ecologist will provide a toolbox talk to the contractors involved in the building demolition. The overseeing ecologist will be the Registered Consultant, or an Accredited Agent nominated by the Registered Consultant with sufficient experience to work on BMCLs.
- Hand removal of the features used by roosting bats (and any features to have suitability for roosting bats) must be supervised by the overseeing ecologist.
- Although the buildings are of low suitability for hibernating bats, it is recommended that the winter months (November to March) are avoided to minimise the risk of encountering hibernating bats which are extremely vulnerable to disturbance.
- Breathable roofing membranes must not be used where bats can come into contact with them, as bats can become entangled in their fibres.
- As a minimum, at least two bat tubes should be installed in the southern/southwestern elevations of the new building. Examples include:
 - Verona Built-in Woodstone Bat Box (wildcare.co.uk)
 - Schwegler 2FR Bat Tube/Access Unit (wildcare.co.uk)

These are designed to be built into the masonry of an external wall and can either be built flush with the wall or beneath a rendered surface. The boxes require no maintenance.

These should be located:

- At least 3.5m above the ground
 - Away from artificial light sources (to protect them from predation)
 - Away from windows and doors
-
- A single tree mounted bat box will be required as a temporary roost for any bats found during demolition, such as:
 - Eco Kent bat box (wildcare.co.uk)

This should be located:

- On a tree close to hedges or tree lines
- Ideally at least 3.5m above the ground
- Away from artificial light sources (to protect them from predation)
- Sheltered from strong winds and exposed to the sun for part of the day (usually south, southeast or south-west)

Proposed CGI



Front scene



Front / Side view



Rear view from garden.

Materials

The proposed materials are as follows:

Traditional quality materials are proposed-

Rustic facing brickwork



Roof slate



Precast Stone



Conclusion

This proposal will not greatly increase the existing overall footprint of the existing dwelling on the site and will also retain the existing street character in terms of scale and bulk.

The proposal is for a traditional design that will represent the local character of the surrounding houses using tiled pitched roofs and materials to blend into the considered local fenestration that is within the prevailing street scene.

The new dwelling will also be screened from Peartree Lane by the existing tree and shrub boundary line that is to be retained, as well as the existing entry into the site.

The proposed new dwellings would be less than the agreed existing fallback position in terms of floor area and its proportions showing that the impact has been fully assessed, and therefore the proposal would meet the requirements for a replacement building in NPPF terms.

No surrounding dwellings will be affected by the proposal as there will be no over shadowing, loss of privacy or impact as the proposals location and height relates closely with the existing.

The existing street character and massing when viewed from Peartree Lane will be retained and enhanced with the proposed dwelling offering contemporary high-quality design and use of materials.