

4 New Dairy Farm Cottages

Church Street, Higham, Kent, ME3 7LR

Design Statement

Rev P1



Introduction:

The following design statement has been prepared in support of a revised householder planning application at 4 New Dairy Farm Cottages, Church Street, Higham, Kent, ME3 7LR.

The proposals include for the demolition of an existing conservatory and erection of unconnected single storey side and rear extensions.

This statement should be read in conjunction with the accompanying application documents, as follows:

253(PL)001 rev P1 – Existing Block Plan

253(PL)002 rev P1 – Proposed Block Plan

253(PL)100 rev P1 – Existing + Proposed Ground Floor Plan

253(PL)101 rev P1 – Existing + Proposed First Floor Plan

253(PL)102 rev P1 – Existing + Proposed Roof Plan

253(PL)201 rev P1 – Existing + Proposed Front Elevation

253(PL)202 rev P1 – Existing + Proposed South Elevation

253(PL)203 rev P1 – Existing + Proposed Rear Elevation

253(PL)204 rev P1 – Existing + Proposed North Elevation

253(PL)301 rev P1 – Existing + Proposed Section

253(PL)401 rev P1 – Existing + Proposed Volume Calculation

Site + Surroundings:

The application site is an end of terrace cottage located approximately half way along Church Street, Higham.

The site has an overall area of 360sqm, and is surrounded on 3 sides by green fields, and to the north lies the neighbouring terraced cottage.

The property is situated within the green belt, but is not in a conservation area and is not Listed.

The original building has been previously extended with a large conservatory occupying the south elevation of the of the building, which is visible from the street and out of scale with the existing building.



Aerial Photo

Planning Context:

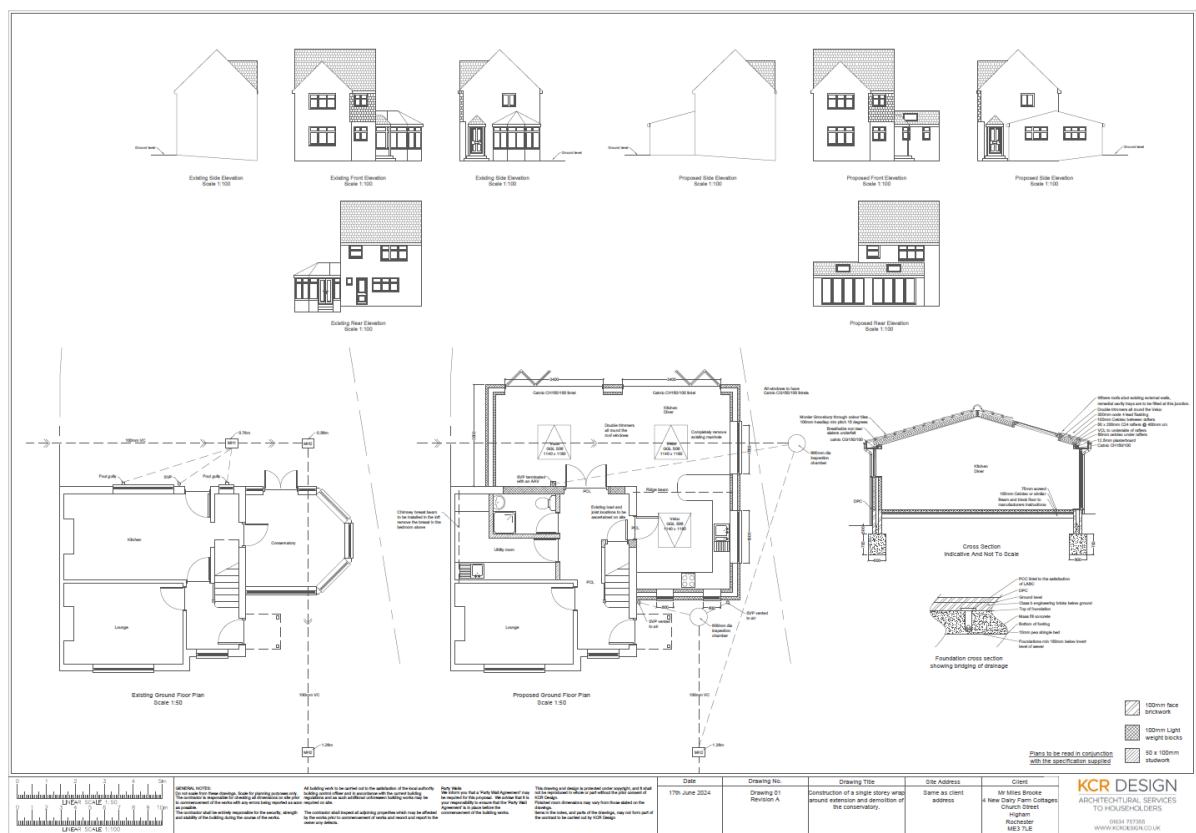
A previous planning application (application reference: 20240560) was submitted in August 2024, and refused on 14th October 2024.

This application was for a much larger development, including a large side and rear wrap around extension.

This application was refused for the following reasons:

The proposal, by virtue of its proposed size, scale, massing and form, would be inappropriate development in the Green Belt, as it would result in disproportionate additions over and above the size of the original dwelling and harm the openness of the Green Belt. It would therefore would not comply with paragraph 154(c) and 154(g) of the NPPF (2023) and, Policy C13 of the Gravesham Local Plan First Review (1994) and Policy CS02 of the Core Strategy Local Plan (2014). No very special circumstances have been submitted which would outweigh the harm to the Green Belt by reason of inappropriateness. As such, as per paragraph 152 of the NPPF (2023), this inappropriate development should not be approved.

The proposed development by reason of its excessive scale and disproportional appearance would result in significant harm to the character of this area, constituting over-development of the site. The development would not contribute to the character of the area and would as a result fail to comply with the requirements of Policy CS19 of the Core Strategy 2014, and Section 12 of the NPPF (2023), in terms of design, character and appearance.



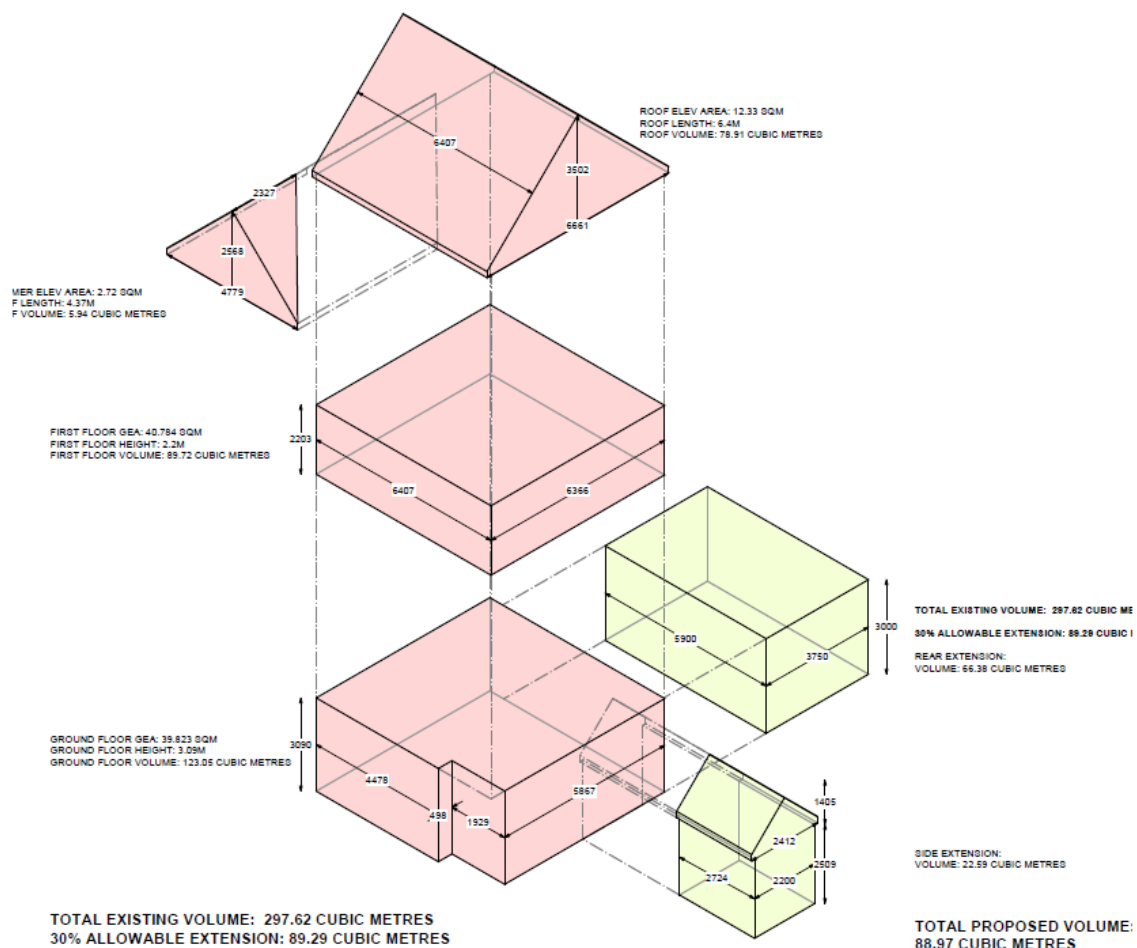
Previous Planning Application (application reference: 20240560)

The Proposals:

This application looks to address the reasons for refusal in the previous application and to present a proposal that meets the needs of modern family life but also fits into its context with an appropriate massing and scale.

Established guidance for extending in the Green Belt states that new extensions to dwellings in the green belt should be less than 30% of the volume of the original building. With this in mind, careful consideration has been made through detailed design development to establish an appropriate composition of new extensions to 4 New Dairy Farm Cottages.

Please refer to drawing 253(PL)401 which shows how the existing and proposed building volumes have been calculated. The existing volume of the original building, excluding the conservatory is 298 cubic metres. The combined volume of the two new extensions is 89 cubic metres, which is less than 30% of the original volume.

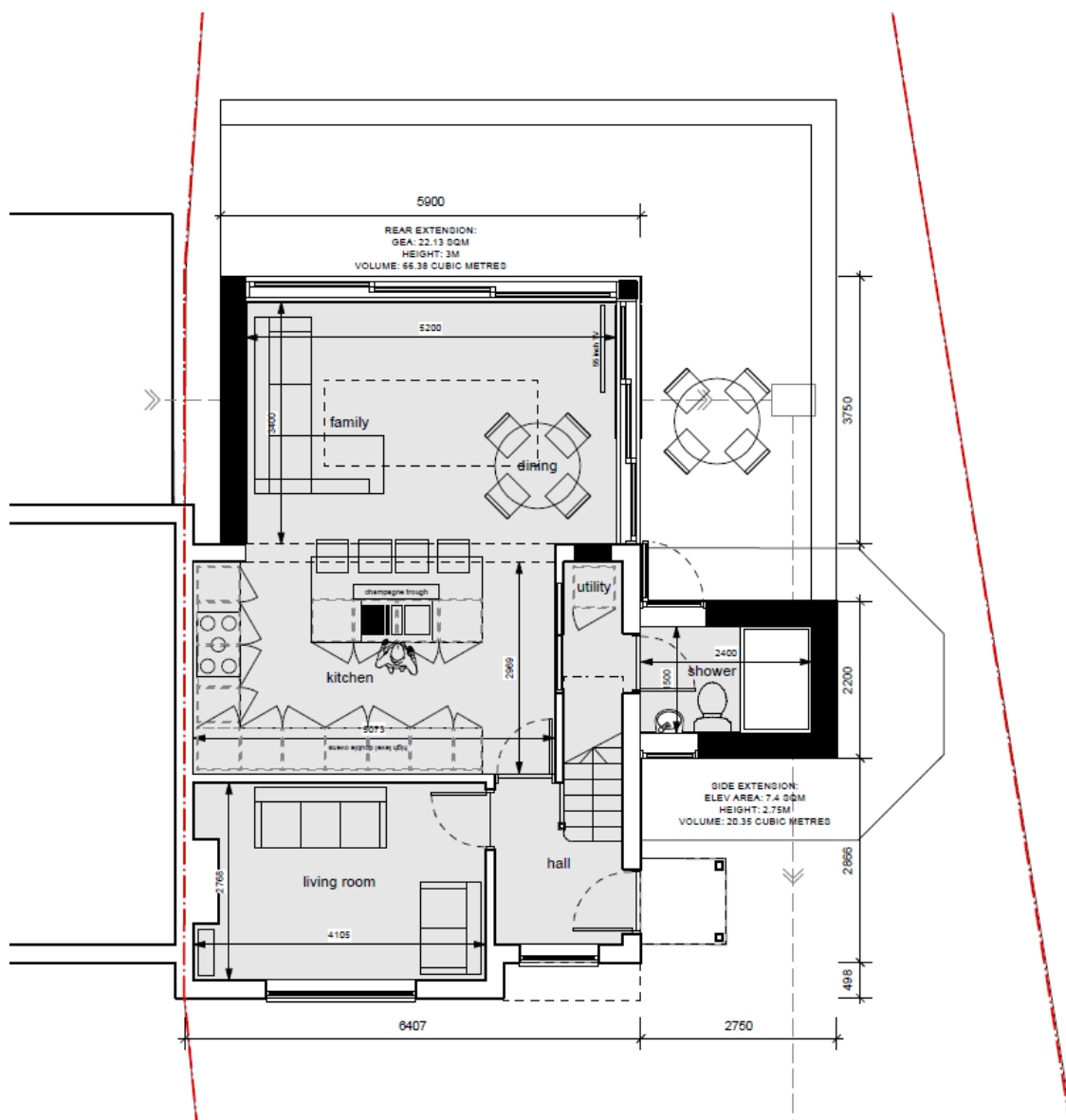


Existing + Proposed Volume Calculations

The volume of the extensions have been significantly reduced from the refused application and now comprise of a small side extension providing a ground floor shower room, accessed from under the existing stair and a rear extension that creates an enlarged open plan kitchen/dining/family area with views out across the rear garden and surrounding fields.

The single storey side extension is only 2.75m wide, which is less than half the width of the existing building, and will replace the large existing conservatory, which is not in keeping with the building or the surroundings.

The rear extension will extend beyond the existing rear elevation by 3.75m. The neighbouring building has previously been extended and the proposed extension will not extend beyond this neighbouring extension and will therefore not cause any impact on the neighbour's daylight / sunlight provision.



Proposed Ground Floor Plan

The rear extension will comprise a flat roof to minimize its bulk and mass in the green belt context.

The roof of the side extension will be pitched with roof tiles to match the existing building, complimenting the host building's profile.

The side extension will be clad in horizontal black timber cladding to reflect the building's agricultural surroundings and will be subservient to the host building reflecting its ancillary purpose.

The rear extension will be finished in white render to match the existing materiality of the host building and will comprise large corner sliding double glazed doors, which maximize the views out across the surrounding landscape.



Proposed Side Extension