



Proposed single storey rear extensions and alterations to fenestration.

Beech Stables
2 Ifield Farm
Shorne Ifield Road
DA12 3HE

23rd October 2025

Design and Access Statement.

To be read in conjunction with the site pictures at the back of this statement contained in appendix A.

Site Location and existing analysis.

2 Beech Stables is located to the north of Shorne Ifield Road, and the property occupies what was once a farm stead group of buildings developed originally under planning ref 20060951, in January 2007.

The existing dwelling is converted from the original farm buildings and is one of 5 properties. The building is single storey; brick built with a pantile roof finish and has 3 bedrooms. Refer to drawing PD01 – Existing plans and elevations, and PD02 Existing elevations.

The front elevation is east facing with the majority of the mature garden located to the north of the property. Refer to drawing ref AX01.

The property benefits from allocated parking within the carport that was also build as part of the original planning approval.

Refer to Appendix B at the rear of this statement for the original approved site layout plan.

The property is not in a flood zone.

Planning History

The original development was approved under planning ref 20060951.
An application to extend at the rear of the property (20221210) was refused on 17-01-2023 but was subsequently allowed at appeal ref APP/K2230/D/23/3320082.

No 3 Beech Stables was granted planning permission for a single storey extension under planning ref 20150632.

Proposed Changes.

The proposed changes involve removing the low-pitched roofs to the rear extensions and replacing with flat roofs behind a brick parapet wall with coping stone.

The floor plan is similar to the approved scheme with some minor changes. The overall volume of development is reduced. The proposed extensions are to the rear of the property and cannot be seen from the front of the property / public realm.

Refer to drawings PD03 and PD04 proposed plans and elevations.

The proposed rear extensions will be built with materials to match the host dwelling including English bond brickwork.

The proposed extension is very similar to that approved under Appeal Ref APP / K2230 / D / 23 / 3320082 and is being submitted as a section 73 application to amend the original approval by variation of condition 2.

All the alterations are sympathetic to the host dwelling.

Conclusion

The proposed alterations to the property are sympathetic and will allow greater flexibility in the existing living arrangement for the applicant. The proposed materials used will match the host dwelling. There is no overlooking associated with this proposal and no loss of light to any neighbouring properties.

APPENDIX A



Front Elevation



Side Elevation



Rear Elevation



Rear Elevation.

APPENDIX C



BARONEDWARDS
PLANNING & ARCHITECTURE

T: 01273 377792
E: info@baronedwards.co.uk

39 Windham Road
Gravesend
Kent DA11 0PN

Project No: WBD2
Date: 25/08/2015
Scale: 1:100

Proposed

Proposed single storey rear extension to storage lounge

Drawn by: [Signature]

Scale: 1:100

Date: 25/08/2015

Project No: WBD2

Rev: 01/08/12

Client: [Signature]

Title

Plot plan and elevations

Address: Willow Bush, Little Wymondley

Drawn by: [Signature]

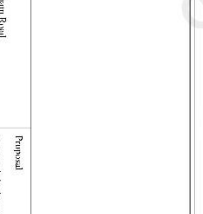
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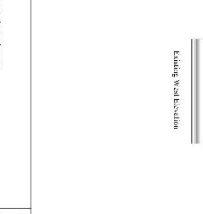
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Rev: 01/08/12

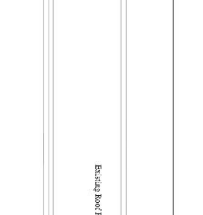
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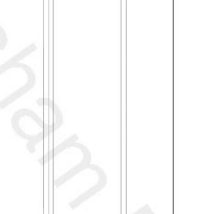
Proposed floor plan



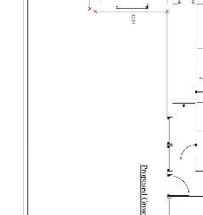
Elevation of the proposed extension



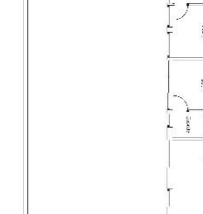
Existing floor plan



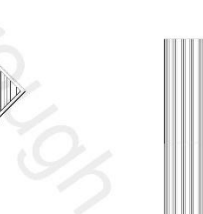
Elevation of the existing building



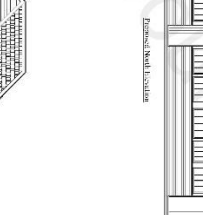
Proposed section



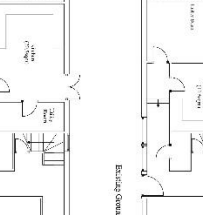
Elevation of the proposed extension



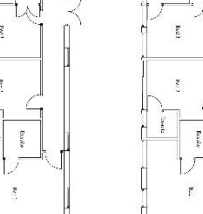
Existing section



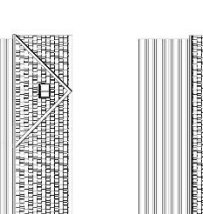
Elevation of the existing building



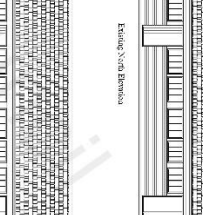
Proposed site plan



Elevation of the proposed extension



Existing site plan



Elevation of the existing building

Unit 3 single storey extension approved under planning ref 20150632.