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DESIGN AND ACCESS STATEMENT

AT

COLES GROVE

CHANDLERS ROAD

MEOPHAM

KENT

DA13 0DB

FOR

MR JAMES KIMBER

Project: Coles Grove, Chandlers Road, Meopham, Kent, DA13 0DB

Client: Mr T Kimber

Document: Design and Access Statement

Ref: 265

<u>Issue</u>	<u>Date</u>	<u>Status</u>
1.	05 th April 2024	

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1.0 INTRODUCTION

1.1 This document has been prepared to support a planning application submission to convert the existing stable block into residential accommodation ancillary to the host dwelling,

1.2 This should be read in conjunction with the following drawings and supporting information:

- i) 265-PD-02 – Proposed Elevations and Floor Plans.
- ii) 265-PD-03 – Site/Location Plan.
- iii) 265-PD-01- Existing Plans and Elevations of the Building
- iv) Structural Assessment from TSC Consulting Engineers Ltd

2. ANALYSIS OF SITE AND SURROUNDING AREA

2.1 The main host building, Coles Grove is a detached family dwelling which is located in close proximity to the main highway, Chandlers Road.

2.2 There are a number of established outbuildings located to the South and East of the building. These are ancillary to the main dwelling and are used for general storage facilities and stables.

2.3 The site is situated within the Green Belt and lies within an area of Outstanding Natural Beauty (AONB). It is also situated in the Harvel Wooded Downs Landscape character area.

2.4 The existing stable building is a single storey structure with the existing perimeter walls, constructed in concrete blockwork, rendered externally, with a pitched roof form clad with concrete roof tiles. The existing floor is constructed with a substantial concrete base.

Please refer to the Structural Assessment for more details.

There is a storage element which is linked to the stable block along the Northern end.

2.5 The following photographs show more details of the building and the surrounding area.

Front View of Stable Buildings



Rear View of Stable Building.



General View



Front View Showing Linked Storage Building.



Front View Showing Supporting Structure.



3.0 PLANNING HISTORY AND PRE-APPLICATION RESPONSE.

3.1 The following planning applications have been identified as being relevant to this property from our research:

- **Site for Bungalow.**
Ref No: 19520240 Status: Application Refused.
- **Formation of residential and holiday caravan site.**
Ref No: 19590177 Status: Application Refused.
- **Erection of a single storey rear extension with balcony over accessed by wrought iron staircase and erection of first floor side extension.**
Ref No: 20161200 Status: Application Refused.
- **Erection of extension to dwelling.**
Ref No: 19610196 Status: Application Permitted.
- **Erection of a single storey rear extension.**
Ref No: 20180225 Status: Application Permitted.

3.2 A pre-application submission was made to Gravesham planning team for the conversion of the existing stable block to living accommodation under ref: PRE 20230218 and a response was received 20th October 2023. In summary, it was noted that there appears to be no planning history to show that the existing building is indeed lawful and that a Lawful Development Certificate should be applied for with supporting evidence and information.

3.3 A Lawful Development application was submitted to Gravesham Council to establish the Lawfulness of the stable block and consent was granted 18th March 2024 under reference 20240049. A copy is given in Appendix A of this document.

4.0 THE PROPOSALS

4.1 The application seeks a Planning Consent to convert the existing stable block into residential accommodation ancillary to the main house.

4.2 Full details of the internal layout and accommodation are shown on the submitted drawing 265-PD-02 (Rev A).

4.3 Careful consideration has been given to the various comments relating to the pre-application submission on 20th October 2023. The following issues were raised in the pre-application response including the following:

a.) Appropriate Development in the Green Belt

The NPPF (2023) identifies proposals that in principle will be acceptable in the Green Belt. Paragraph 149 includes part c) – alterations to a building that does not result in disproportionate additions over and above the size of the original building.

Page (g) of this policy also states that limited infilling of previously developed land that would not have a greater impact on the openness of the Green Belt or cause substantial harm, would be acceptable.

The proposals involve a modest infilling of the structure within the existing roof form, thereby restricting any additional floor space to the current footprint of the building to avoid any undue impact to the Green Belt.

- b.) Design and Potential Effect upon the landscape and the Character and Appearance of the Area.

Paragraph 174 and 176 of the NPPF (2023) states that any development within Areas of Natural Beauty (AONB) should enhance the natural environment and the beauty of the countryside.

It was noted that there were some concerns regarding the extent of the proposed changes to the external elevation of the building with the introduction of other cladding materials and that the building should retain its existing appearance as a preferable design approach.

On this basis, the current scheme has retained the external appearance which consists of white painted brick walls and the tiled roof.

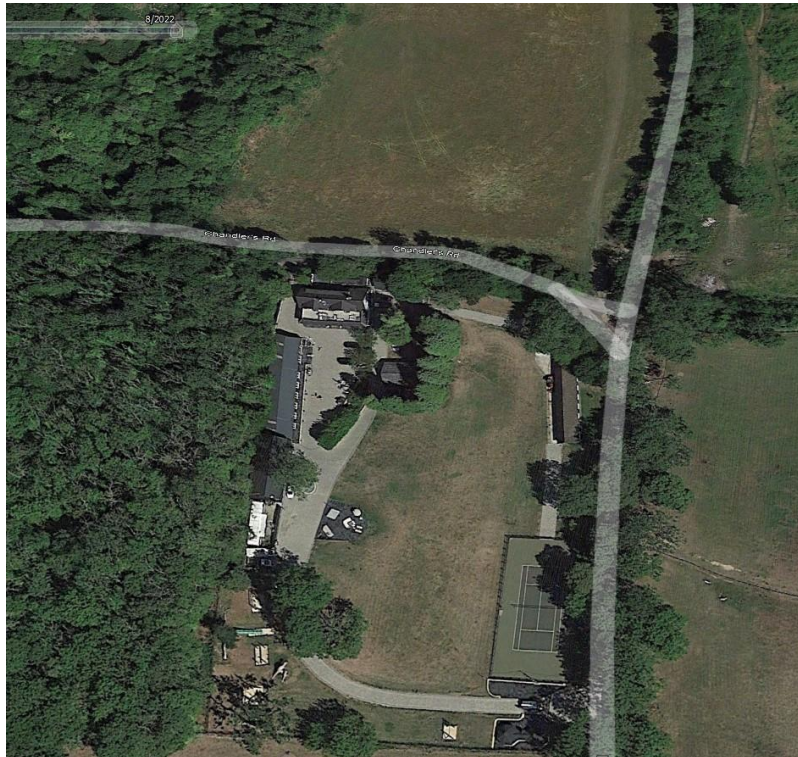
The new infill extension to the front elevation will consist of traditional brickwork painted to match the existing building. Furthermore, the new wall will be set back slightly to allow a modest projection of the existing columns to retain the original historic form.

It was also noted that there could be potential harm to the landscape and natural beauty of the existing landscape with particular concern to the proximity of the public highway and vantage points along the eastern boundary fronting onto Dean Lane.

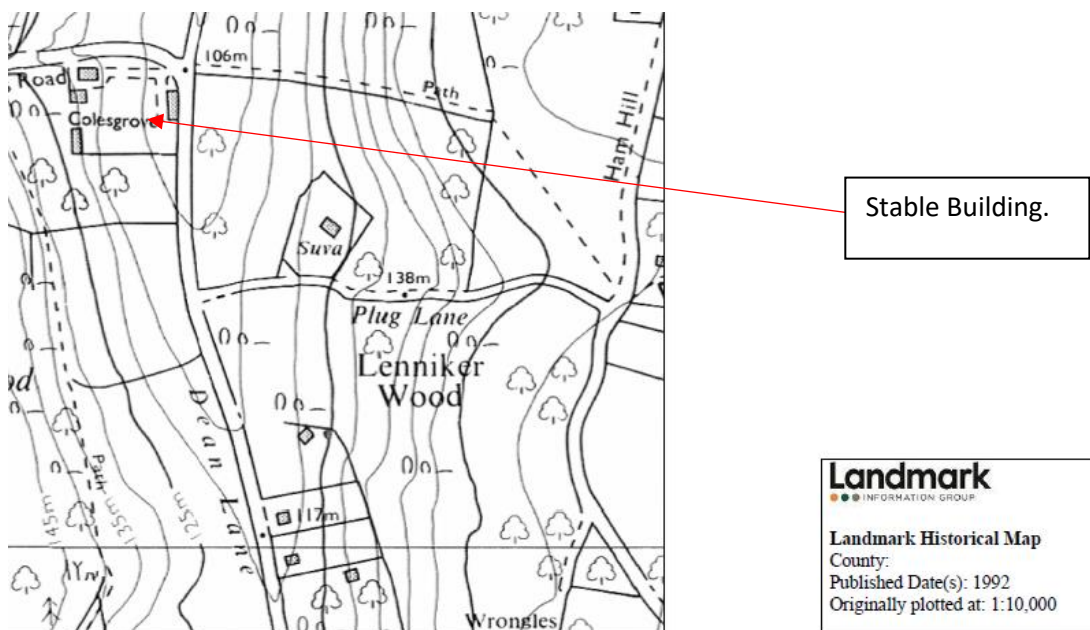
In order to mitigate this, the proposed windows and doors have been significantly reduced to avoid any undue lighting impact. All windows and doors to the rear (East) elevation will be located in the same position as the existing stable doors with the addition of some 'dummy' timber doors to resemble the original stable activity. There are no adjoining properties that will be affected with the change of use in terms of loss of light, privacy or outlook. Furthermore, the submitted drawing 265-PD-03 shows some additional ecological enhancements, including new planting along the eastern boundary to provide a natural screen along Dean Lane to reduce any undue impact with the public realm and adjoining properties. There are several mature trees along the northern boundaries and there are no proposals to remove any trees or landscape features. The existing hardstand areas are relatively small in context with the building and surrounding area. There are no proposals to extend or increase any such areas. The site has sufficient space to accommodate 4 car parking spaces and the existing garage will provide 4 secure cycle spaces to fully comply with KCC Highway requirements.

- 4.4 On this basis we are confident that the current proposals fully meet with the relevant planning policies and that the issues raised in the pre-application submission have been addressed.

2022 Aerial View



1992 Historic Map





PECLEZ

Application: 20240049

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 TOWN AND COUNTRY
PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS
AMENDED)**

To: **Mr Tom Kimber
C/O Mr Jeff Haskins, Haskins Design Ltd
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BR8 7BU**

CERTIFICATE OF EXISTING LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL hereby certify that on 22nd January 2024 the use, operation or matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, **WAS LAWFUL** within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):-

1. The Borough Council is satisfied that the applicant has provided and shown sufficient evidence that, on the balance of probability, the outbuilding was constructed and used as a stables for in excess 4 years prior to the date of the application.

The Borough Council is therefore satisfied that the extension and alterations are exempt from enforcement action by reason of section 171B (1) of the Town and Country Planning Act 1990, as amended.

The development is therefore lawful by reason of section 191 (3) (a) of the Act and a Certificate of Existing Lawful Use is duly issued.

First Schedule

The existing use of the outbuilding as stables and general storage of materials.

Second Schedule

**Coles Grove
Chandlers Road
Harvel
Gravesend
Kent
DA13 0DB**

Dated: 18 March 2024

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DA12 1AU

Ms Tava Walton
AD Planning