



Planning Statement

Mr Robert Ripley

Land Adjacent to Acorn Villa & Ripley's View, Hermitage Road

Higham

Rochester

ME3 7ND

Proposed Development: Prior Approval application (Class Q) for the change of use and conversion of 1 no. agricultural building to 1 no. residential dwellings.

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1.0 Introduction

This planning statement relates to a Prior Approval application (Class Q) for the change of use and conversion of 1 no agricultural building to 1 no. residential dwelling at the land adjacent to Acorn Villa & Ripley's View, Hermitage Road, Higham, Rochester ME3 7ND.

The site was initially part of the surrounding farmland (seen in fig. 2 and 7), and the existing agricultural building was used as a pig store. The proposed site (seen in fig. 1) was acquired by the current owner approximately fifty years ago and at the beginning, the land was used to grow fruit (seen in fig. 12), crops, and kept chickens to produce and sell eggs. Since the passing of one of the owners 13 years ago, the site has been left to overgrow and accumulate objects.

The existing agricultural building will be adapted to an extent that is reasonably necessary to convert the building into a dwellinghouse. This planning statement will accompany the architectural drawings submitted to justify the proposed development.



Figure 1: The existing site location plan (NTS).

2.0 Historic Maps

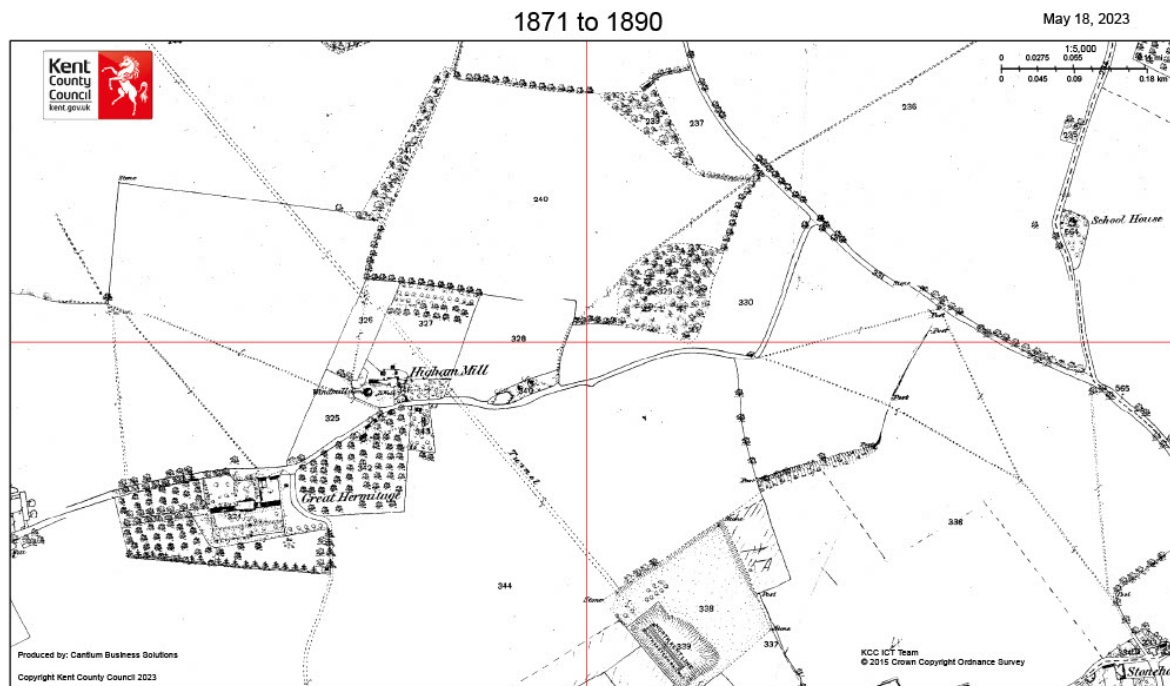


Figure 2: The proposed site (shown using red crosshair) between 1871 and 1890 (NTS).

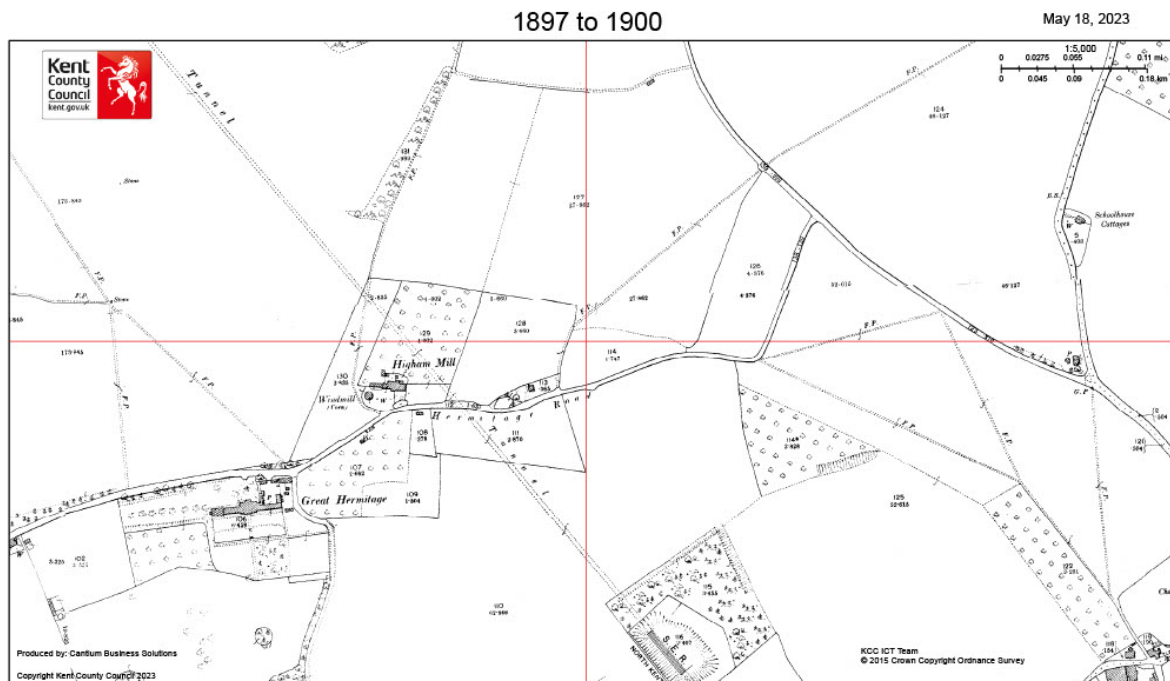


Figure 3: The proposed site (shown using red crosshair) between 1897 and 1900 (NTS).

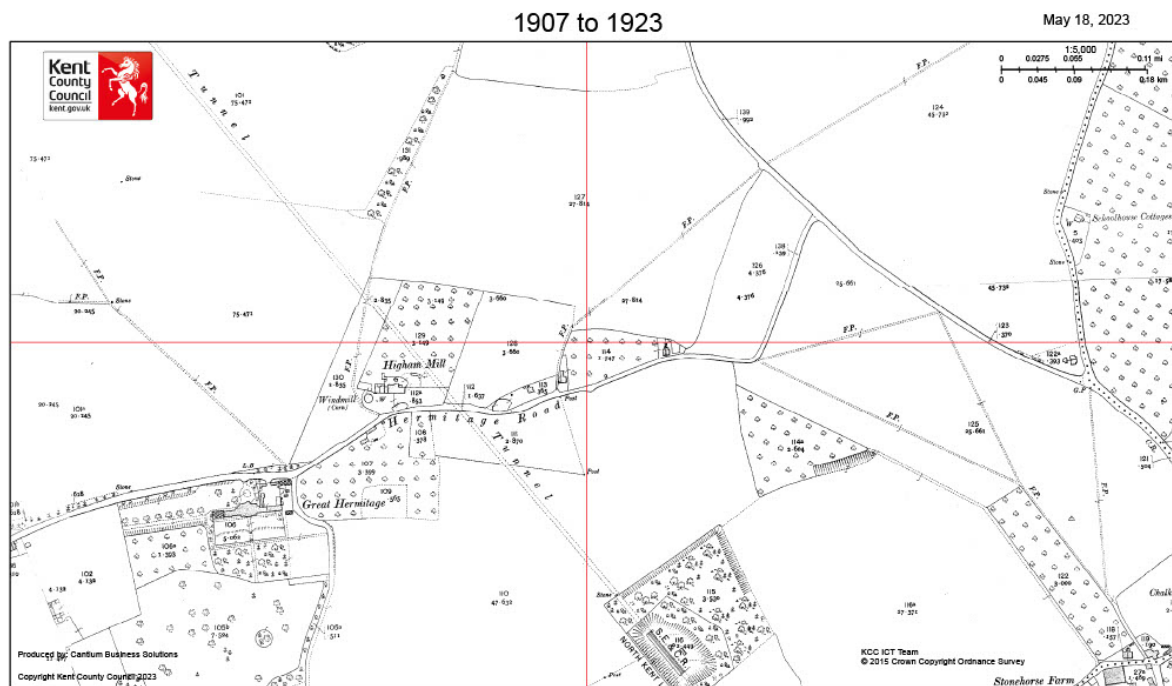


Figure 4: The proposed site (shown using red crosshair) between 1907 and 1923 (NTS).

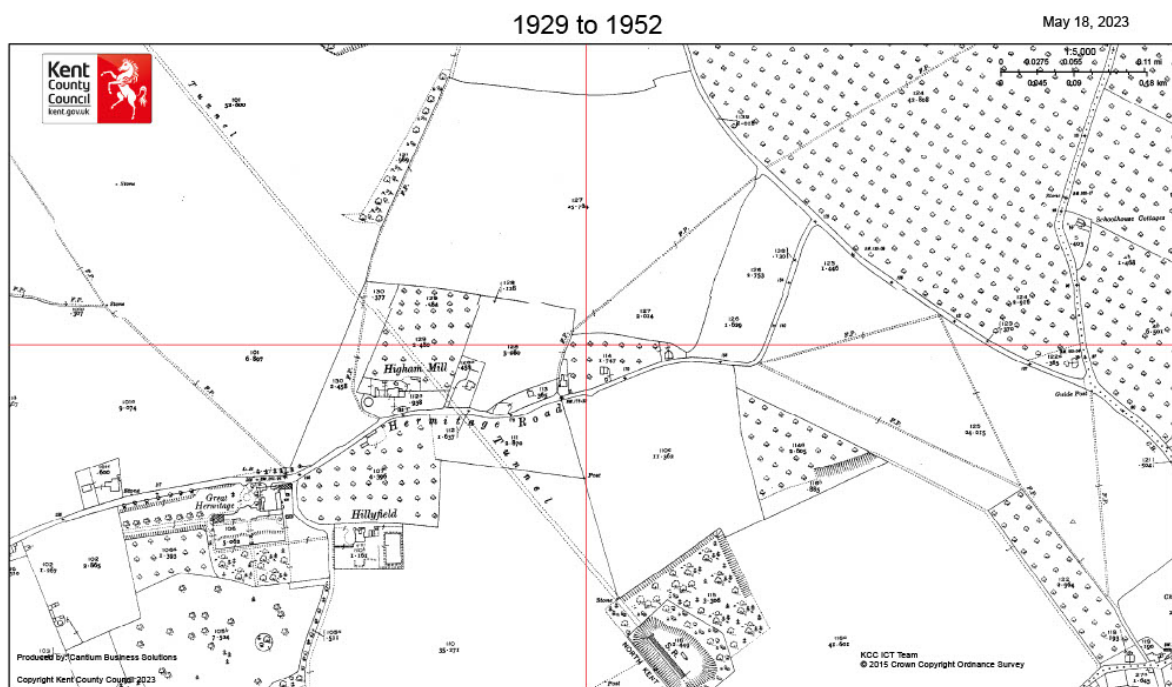


Figure 5: The proposed site (shown using red crosshair) between 1929 and 1952 (NTS).

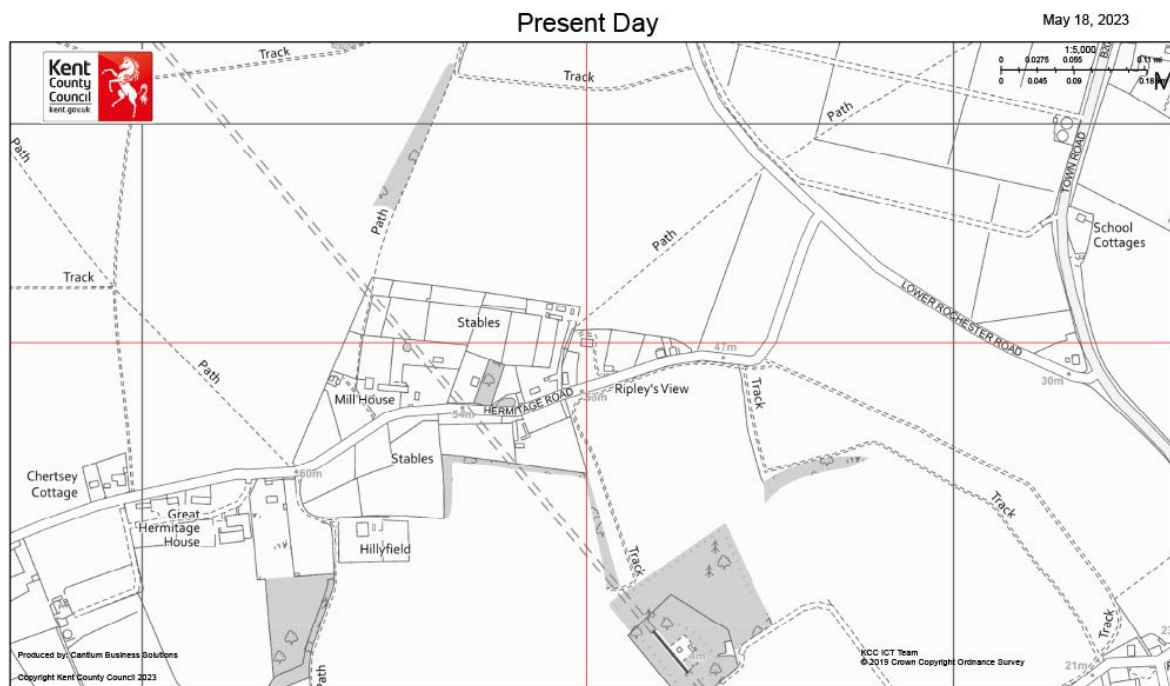


Figure 6: The proposed site (shown using red crosshair) at present day (NTS).

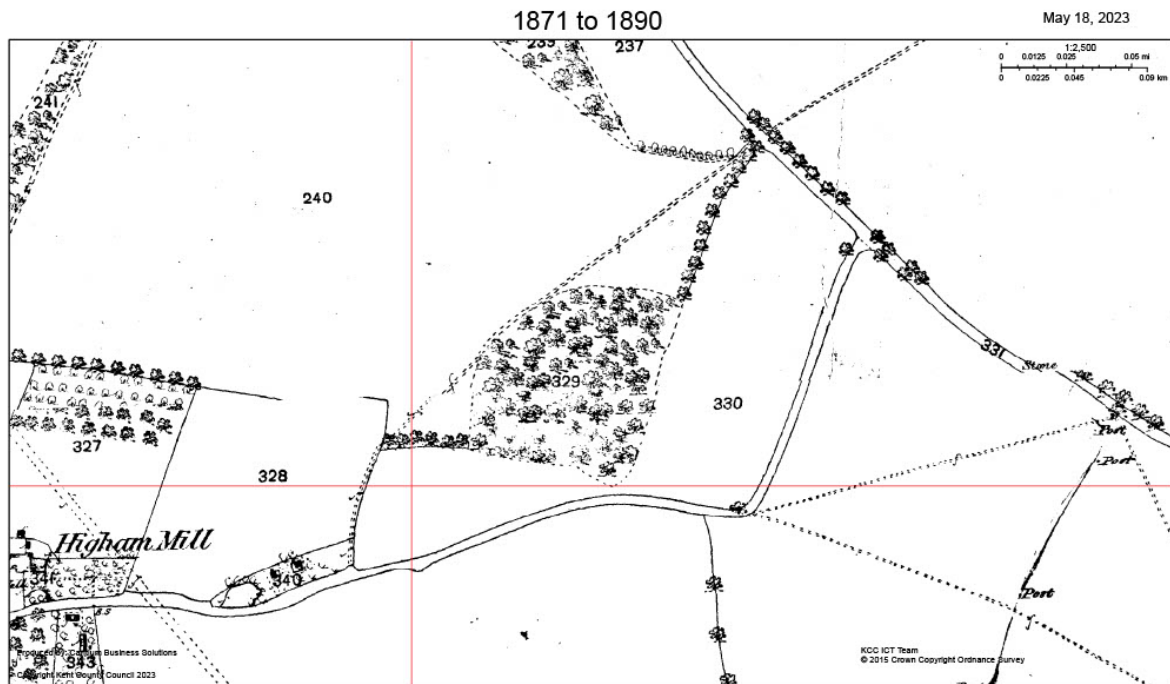


Figure 7: A zoomed image of the proposed site (shown using red crosshair) between 1871 and 1890 (NTS).

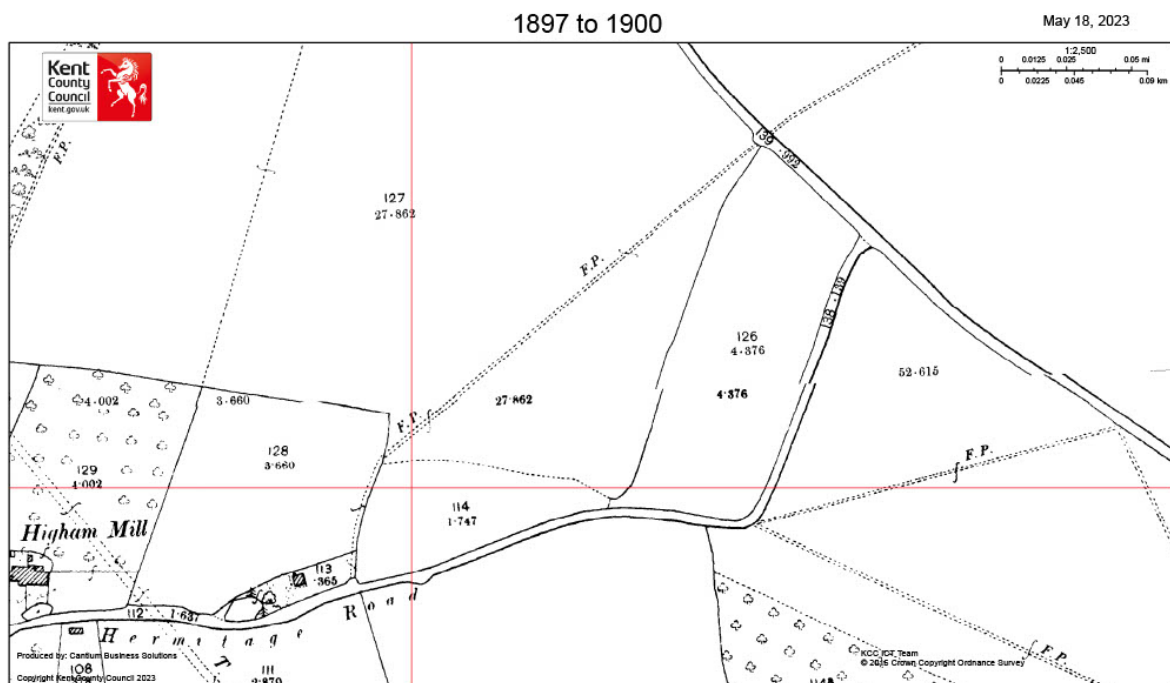
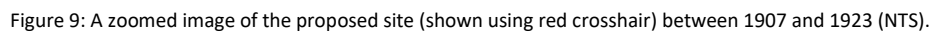
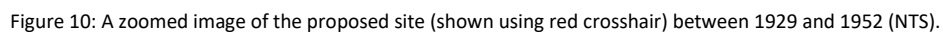


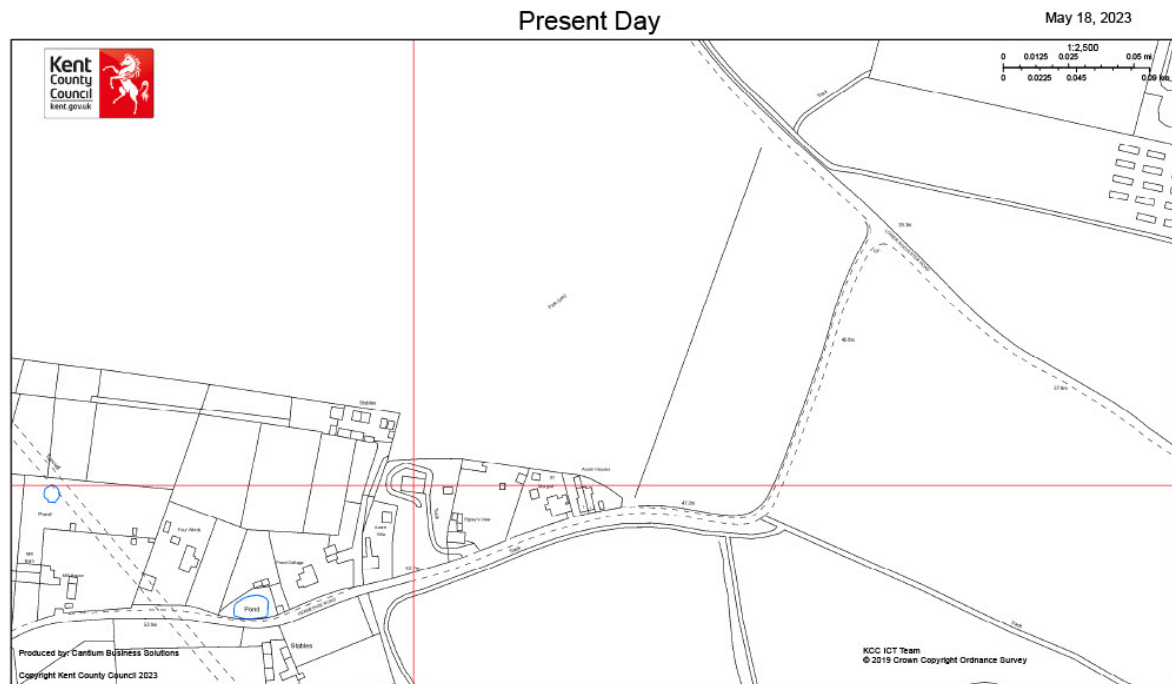
Figure 8: A zoomed image of the proposed site (shown using red crosshair) between 1897 and 1900 (NTS).

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These historic maps show the evolution of the proposed site over time. From the initial maps (seen in fig. 2 and 7) we can see that the site is part of a larger piece of farmland, and this larger plot of farmland is then divided into two sections (seen in fig. 3 and 8). The proposed site then progresses to having fruit trees planted (seen in fig. 4, 9, 5 and 10) and the evidence of the trees can be seen in the images provided below. At present day (seen in fig. 6 and 11), it is clear that the agricultural land has been divided into privately owned plots that have various homes and agricultural buildings situated on them.

3.0 Site Images – Agricultural Evidence

The images below (fig. 12 – 16) show evidence of the agricultural history that can be seen when exploring the site.



Figure 12: An image of a fruit tree on the proposed site.



Figure 13: An image of a tractor cultivator on the proposed site.



Figure 14: An image of a tractor mounted lawn mower on the proposed site.



Figure 15: An image of a tractor on the proposed site.



Figure 16: An image of a horse-drawn plough on the proposed site.

4.0 Proposed Development

The proposed three-bedroom development will involve the installation or replacement of the windows, doors, walls, and roof to convert the existing building into a functioning, environmentally friendly dwellinghouse. As referenced in the introduction of this planning statement - the existing agricultural building will be adapted to an extent that is reasonably necessary to convert the building into a dwellinghouse. This conversion will stay within the existing buildings footprint (seen in fig. 18) and the existing steel frame structure will remain.

Existing agricultural building footprint: 135m²

Proposed dwellinghouse footprint: 135m²

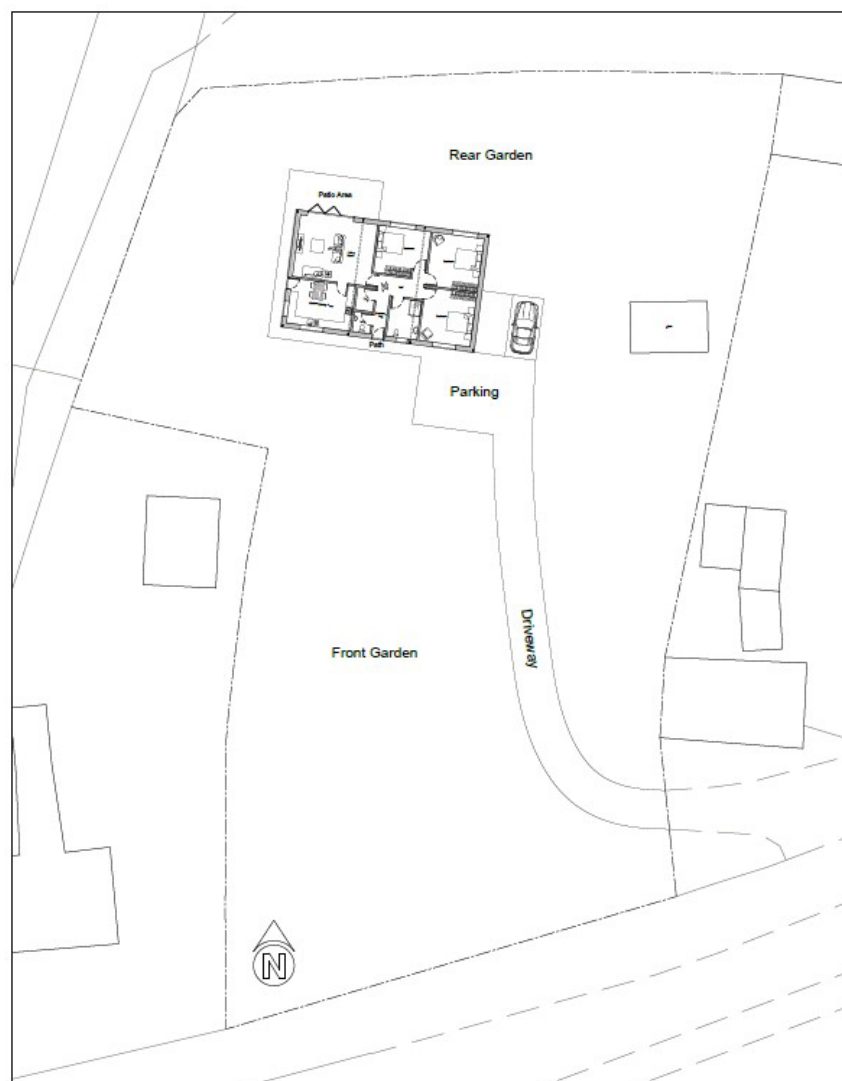


Figure 17: The proposed block plan (NTS).

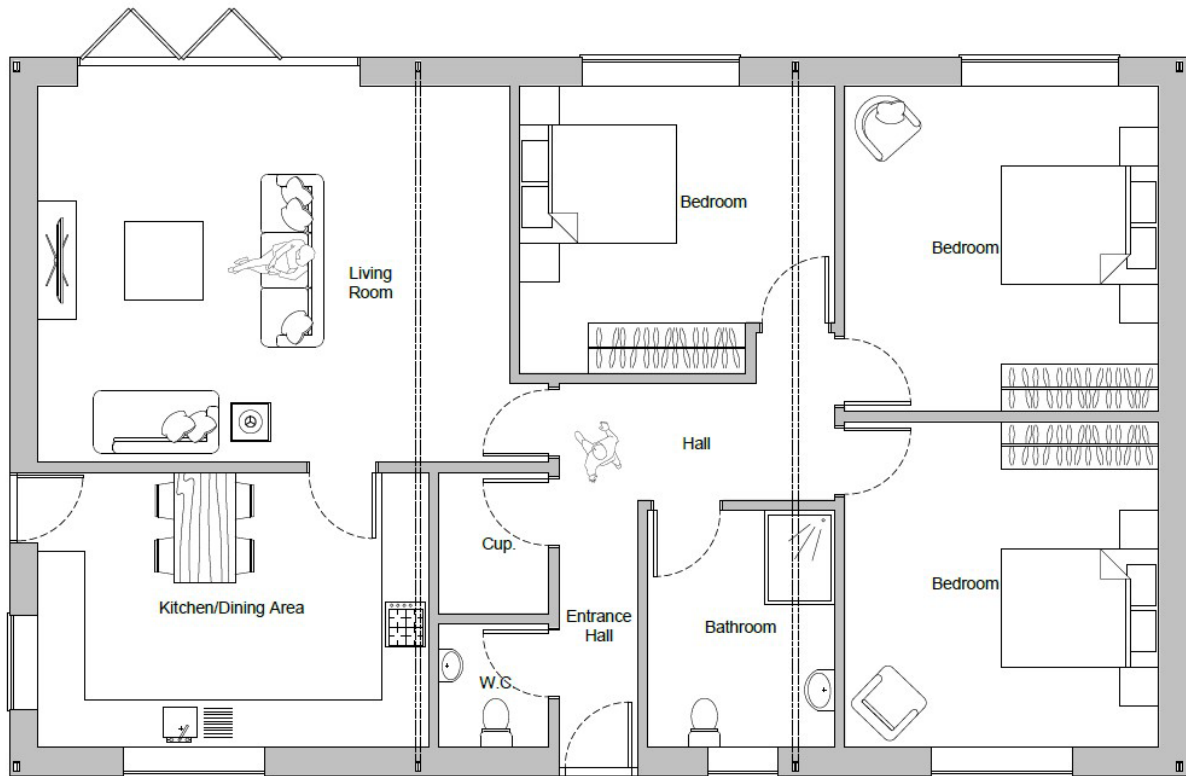


Figure 18: The proposed ground floor plan (NTS).

5.0 Conclusion

The proposed development application is as follows: Prior Approval application (Class Q) for the change of use and conversion of 1 no. agricultural building to 1 no. residential dwellings. This planning statement concludes that the proposed conversion of the agricultural building at the Land Adjacent to Acorn Villa & Ripley's View, Hermitage Road, Higham is permitted development. This report has provided sufficient evidence of the proposed site being agricultural land, and the proposed development has been designed in a way that complies with all elements of Class Q. Therefore, we trust that Prior Approval will be granted.