

Design and Access Statement

Proposed Erection of One Detached
Dwelling with Car Parking
Provision and Other Associated Works

At

Land at The Gables and Rossman Court
Maidstone Road
Warmlake
Sutton Valence
Maidstone
Kent ME17 3LS

Consilium
Town Planning Services Limited

September 2016

Our Ref: 16-038

1 Introduction

This Design and Access Statement has been prepared on behalf of the applicant Mr and Mrs White in support of a full planning application for a residential development comprising of one dwelling on land at The Gables and Rossman Court at Warmlake that front onto the Leeds Road and Maidstone Road respectively.

1.2 This report sets out the description of the application site and its surroundings, the relevant planning history, the planning policy context, the proposals for development of the site, with the details of the design set out within the accompanying Planning Statement.

1.3 The following drawings are submitted with this planning application for approval:

Drawings: 3729 SK02 Site Layout Plan

3729 SK02 Plans and Elevations

In addition an arboricultural survey is attached with this submission prepared by PJC Consultancy.

1.4 In summary the proposals accord with the relevant planning policy and will result in a sustainable and an appropriate design and layout for this edge of settlement site.

1.5 The proposal has been discussed with the Parish Council prior to submission. A separate Planning Statement accompanies this planning application. This Design and Access Statement is prepared in accordance with DETR

2 Site and Surrounding Area

The application site is located to the north of Sutton Valence, on the eastern side of A274 Maidstone Road which provides direct access between Maidstone and Sutton Valence on the corner (or junction) with Leeds Road. The site is located outside of the settlement boundary of Sutton Valence and therefore considered 'open countryside or rural area' in planning terms. The site has no other statutory designations and is an area of normal planning control.

Although the site is located outside of the village confines of Sutton Valence, it is surrounded by residential development to the south and east whilst to the north beyond the junction with Maidstone Road and Langley Road is a continuation of ribbon development. Development along Maidstone Road (leading south of the site) runs parallel to the road in the form of linear development leading into Sutton Valence and consists of mainly detached residential properties.



Proposed Site

According to Maidstone's emerging draft Local Plan, Sutton Valence forms a 'large village' within the Borough. The emerging Local Plan states that whilst Sutton Valence has fewer services than the rural service centres, it can still provide for the day-to-day needs of local communities and the wider hinterland.

The application site is also within a short distance of the village of Langley Heath. The planning application site is close to a bus stop located on Maidstone Road. The No. 12 Arriva bus service runs daily between Maidstone town centre, Langley, Langley Heath and Sutton Valence connecting the site to local facilities

In addition to this, the site is connected to the surrounding areas by pedestrian footpaths which provide direct access to surrounding facilities and services. The site is well connected to the surrounding settlements and within proximity of a number of local services and amenities which can be accessed either on foot or via public transport.

Proposal

Details of the design and appearance of the proposal are set out on the accompanying drawings submitted as part of this application.

The proposal will be a four bedroom detached dwelling on the application site, set behind the existing boundary fence that runs along the A274 Maidstone Road. The dwelling will provide an open plan kitchen and dining area at ground floor level with separate utility room and lounge. At first floor each unit will provide 4 bedrooms, the master with en-suite facilities and separate bathroom and W.C facilities serving the remaining bedrooms. The total floorspace will be 175 sq metres as shown on the drawings.

The property will have the first floor built into the roofspace. The front of the property will have two gable ends fronting or overlooking Maidstone Road.

The access road proposed leading to the site will be from the Leeds Road utilising the existing access that serves Rossman Court to serve the existing property and the proposed dwelling plus provide adequate parking and turning facilities. The existing fence and vegetation along the western boundary of the site facing Maidstone Road will be retained. This will ensure that the character and appearance of Maidstone Road is maintained.

As part of the application a tree report is attached prepared by PJC Consultancy. This shows trees that will be removed as part of the proposal. As part of the proposal as a condition of planning a landscaping scheme will be prepared at a later date replacing any trees lost as a result of this proposal.

The gross area of the site (outlined in red on the attached site location plan) is approximately 0.1 hectares. The proposal will provide a low density residential development and a landscape led design that will have retained trees along its boundary.

The proposed dwelling is a detached dwelling. The front of the property is orientated so that they are facing west – east with the front elevation facing the Maidstone Road.

The following materials are envisaged as part of the proposals:

Roof:	Grey Concrete Interlocking Tiles
Walls:	Facing Brickwork and render White Weatherboarding
Joinery:	Timber framed windows (black) Timber Doors
External paving	Block paving (see drawing)

The elevation drawing 3729 SK02 Plans and Elevations show that the main elevation of the building will be weather boarded at first floor with brick and render at ground floor.

At the rear of the property is a substantial family sized rear garden. The rear boundary of the property will have a hedge line separating the new dwelling from the adjoining land which is an existing residential property. Landscaping of this eastern boundary can be provided as a condition of planning.

The design of the dwelling is representative of other detached properties in the rural mid Kent area with the use of weatherboarding and brickwork.

The driveway leading off the access will be block paved.

Use

The proposed residential use will be in accordance and consistent with the predominantly surrounding residential area.

Layout and Density

The proposal is a detached dwelling and the siting and layout is consistent with adjoining residential properties that are detached properties set in spacious grounds.

Scale

The detached dwelling reflects the scale of adjacent and nearby existing development, in terms of height, footprint and spacing between buildings.

Access

The existing access serving Rossman Court will be utilised as shown on the drawings. An on-site access road three metres wide and capable of accommodating fire brigade access if required to do so (as shown on the drawings)

In terms of the wider accessibility, this site is well located close to the local centre of Warmlake and Sutton Valence. It is within easy walking distance of post office, public house and school facilities in the area and public transport.

Renewable Energy

At the present time local plan policies adopted by the Council requires certain standard of construction for new dwellings. The proposed development will create a high quality development that will meet the current Building Regulation standards.

Secure by Design

It is important that open spaces surrounding the property such as garden areas and parking areas to the side can be actively surveyed from the proposed property as well as adjoining properties to create a safe and practical environment. The orientation of the property and position of windows has achieved this level of security for these areas.

Along the western perimeter of the site the existing trees and fence line with the Maidstone Road provide effective security for the property.

All windows and doors will be carefully specified to enhance the security of individual units, as recommended in Secure by Design Guidelines.

Landscaping

The site currently has an established hedge line on the south and western boundaries of the site. **This will be retained.** The proposed eastern boundary is proposed to have landscaping along the rear boundary separating this dwelling from surrounding properties. New planting is proposed and further details can follow in due course.