

New Dwelling in Rear Garden, Solley Farmhouse, The Street, Worth, Kent**DESIGN & ACCESS STATEMENT.**

Artists Impression of New Dwelling

INTRODUCTION

This statement is prepared under the requirements of article 6 of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 and Dover District Councils Local plan policies. The requirements are applied as appropriate to this development proposal and may not incorporate all the elements if they are not applicable.

USE and SITE HISTORY

The site is situated within Worth's Settlement Confines and sits within the conservation area of Worth.

The site is located between a row of bungalows to the South West, Church View, and Solley Farmhouse to the north. The Listed Church of St Peter and St Paul, and Church Farm House are located on the other side of Jubilee Road. The garden of Seaton Cottage runs along the eastern boundary and open countryside to the south east.

The site was originally a local farm with the house, various barns and outbuildings covering the site. It is now a busy 5 star Bed and Breakfast establishment supplying income generation to the local area.

There is no present listing for the existing house and land although it is classed as a local heritage asset.

IMPACT ON THE CONSERVATION AREA AND SURROUNDING AREA

Solley Farmhouse currently operates as a Bed and Breakfast establishment with vehicular access for guests via an entrance to the south west, whilst the owners have the exclusive use of an ample driveway and garage to the north and fronting the street.

B&B use would be retained, and the new entrance drive to the proposed dwelling would be via a simple gravelled driveway accessed off the existing guest driveway keeping the existing street scene as unchanged. The existing boundaries would be tidied but left as existing, with new high ornamental hedging separating the proposed dwelling from Solley Farmhouse.

The building has been designed so as to create a traditional looking farmhouse and outbuilding with small windows and dormers. Much focus on the details has been derived from the local buildings surrounding the plot with many features designed into the dwelling, such as steep roof angles, corbelled brickwork and exposed rafter feet. The finishes are traditional for the area, with small scale brown/red coloured plain tiles, soft warm red brickwork, vertical tile hanging and white painted brickwork soldier course details. All readily seen within the confines of the conservation area.

AMOUNT

The new dwelling has been designed to allow the owners to move into and work remotely from the existing farmhouse and therefore increase the room capacity of the B&B accommodation. Easy access for the owners has been allowed for between the two properties. The proposed dwelling has 3 bedrooms, with en-suite and could be used as an overflow to the existing accommodation.

The footprint measures 115sqm with the area of surrounding garden / driveway being 570sqm.

The current rear garden area for the farmhouse is in excess of 1750sqm with more to the front of the dwelling. The site as a whole remains open and un-cramped and preserves the openness of the conservation area.

LAYOUT

The layout has been derived from a client brief and careful consideration has been taken so as not to create any overlooking and loss of privacy from first floor windows. The 1.5 storey dwelling has also been positioned on site to create no over shadowing, no loss of natural light to the surrounding neighbours and not create a sense of enclosure. The main principle elevation faces South East across open fields and would be the most prominent view. However given the sites existing boundary treatments we estimate only the roof element would be viewed.

LANDSCAPING

The proposed dwelling would be simply landscaped with grassed areas, a paved terrace and gravel driveway. High ornamental hedging in a sweeping boundary would form the division between the two properties. Existing boundaries would be tidied and retained. No felling of any trees would need to take place on the site. The existing garden area is a vegetable plot but currently not used.

APPEARANCE

The proposed dwelling has been designed to seamlessly fit into the existing environment. The dwelling has been kept low within the site, has materials used locally and would make a positive contribution to the conservation area.

ACCESS

The access would be via the existing guest driveway / entrance gate on Jubilee Road. The existing driveway is gravelled leading to an established parking area for guests. This area currently allows for 6 guest car parking spaces, with additional parking at the front off The Street for busy periods. An allowance for the proposal of 2 parking spaces, one additional visitor space has been allocated. Ample room for turning has been made to allow vehicles to arrive and depart in a forwards direction. It is considered the existing visibility splays from the site onto Jubilee Road are acceptable. Suitable space within the garage has been allocated for collection of recycling/refuse along with secure cycle storage.

BIODIVERSITY

Minimal disturbance to wildlife would be created by the development, no trees have tree preservation orders on them within the site and no trees would be felled to make way for this development to take place.

FLOOD RISK ASSESSMENT

The site is not within a Flood risk zone

SUSTAINABILITY

The proposed works will be built using traditional building techniques using sustainable products where possible. A high level of insulation will be incorporated into the design to enhance the overall thermal characteristics of the new dwelling.

CONCLUSION

The proposals are in context with the conservation area and listed buildings sited nearby. The new dwelling would bring increased visitors numbers to the area, increase business, economy and employment for the local community.

REQUIREMENTS FOR LOCAL HOUSING

The Worth Neighbourhood development plan and the Core strategy has a need to create family sized housing to meet its compliance to maintain a stable population within the area.