



**Demolition of Garage and Erection of Detached Dwelling and
Garage/Replacement Garage.**

The Rectory, Rectory Lane, Lyminge, CT18 8EG

**Planning, Design and Access Statement
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Introduction

1. This document sets out the thinking behind the proposals for the demolition of the existing garage and erection of a detached house and garage together with a replacement garage at The Rectory, Rectory Lane, Lyminge, Folkestone, CT18 8EG. This is a sustainable location for a new family dwelling within the built confines of Lyminge close to community facilities and public transport links. The format of this statement is as follows:

- Characteristics of site and surroundings.
- The proposed development.
- Sustainability credentials of location.
- Sustainability credentials of the proposed development.
- Policy context.
- Design and Access.
- Conclusions.

Characteristics of site and surroundings

2. The application site lies within the built confines of Lyminge, a large village in the Elham Valley set within the North Downs. Most of the built-up part of Lyminge, including the application site, lies on the W slopes of the Elham Valley.
3. The population of the community in 2011 was 2,717 (including Etchinghill).
4. The irregularly shaped application site is the curtilage of a substantial family dwelling constructed in the 1950's and forming part of a run of detached dwellings along Rectory Road.



Aerial view of application site edged in yellow in 1960.

- The application site extends to 0.19 hectares (0.5 acres). It is irregular in shape with the western part forming the access to Lyminge Glebe. So, there is farmland to the south and built development to the N. It is enclosed by 1.2m high post and wire fencing, with hedges on the W and N boundaries.



Aerial view of site May 2019.

- The Rectory is a detached family dwelling constructed in the 1950's together with a detached garage . They are both of conventional construction clad in brickwork under pantile roofs (see below).



Garage to be demolished.

The Proposed Development

7. The proposed development is set out on the following drawings:

- Drawing number 20-003/00 1:1250 Red Line Site Location Plan.
- Drawing number 20-003/01 1:100 Existing Site Layout Plan.
- Drawing number 20-003/02 1:100 Proposed Site Layout Plan.
- Drawing number 20-003/03 1:100 Proposed Plans and Elevations of Four Bedroom House.
- Drawing number 20-003/04 1:50 Proposed Plans and Elevations of New Garages.

8. The proposed scheme is a four-bedroom detached houses, with garage, to the S of the Rectory together with a replacement detached garage to the N of the Rectory. The new house would have a family bathroom, and two en-suites on the first floor as well as a ground floor wc/cloakroom.
9. The building would be of conventional construction with walls clad in brick to Ground Floor and hanging tiles to the First Floor. The tiled roof would be gabled, with a chimney on the S elevation.
10. The new dwelling would have a substantial side and rear garden enclosed within the existing 1.2m high post and wire fence.

Sustainability Credentials of Location

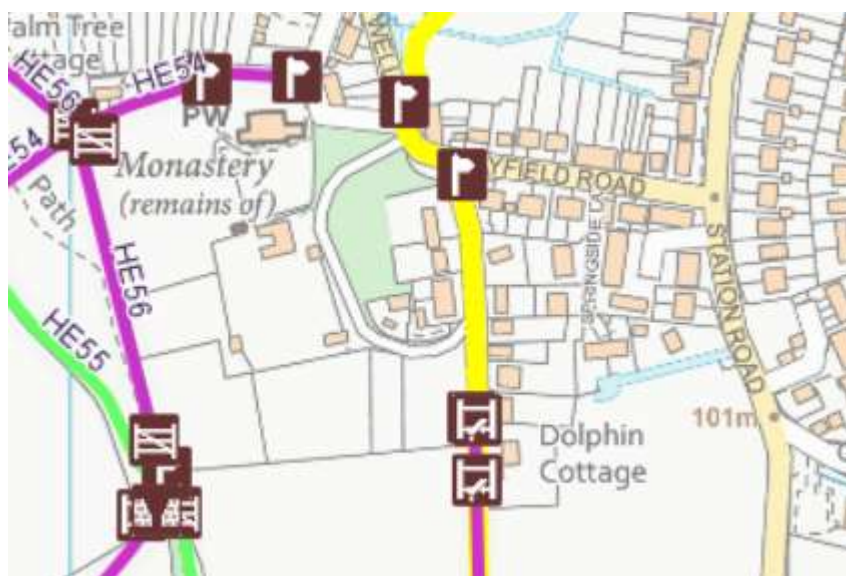
11. According to the Lyminge Association, the village is a “thriving community”¹ with a parish church, village hall, primary school, post office, library, hairdresser, village pub, coffee shop, doctors’ surgeries, pharmacy, grocery stores, Chinese restaurant and many other shops and services. The Jubilee Centre, is the local home of Age UK which offers a wide range of activities and services to older people in an area covering 60 square miles. The Etchinghill Golf Course adjoins the village.
12. The residents’ association produces an impressive monthly newsletter setting out details of a very large range of events, clubs, societies and businesses within the local area.
13. There are grass sports pitches at Jubilee Field in Woodland Road and additional sports facilities at Sibton Park which is within 850 metres – about half a mile.
14. The village lies within 5 miles of Folkestone and 12 miles of Canterbury. The Stagecoach Bus Route 17 connects the two with frequent stops at Lyminge. Route 18 connects Lyminge with Sandling Station and Hythe. Sandling Station lies within 4.2 km (2.6 miles). Rail services connect to the principal towns in Kent, as well as London.
15. Gas and electricity services are available at the site.

¹ <http://www.lyminge.org.uk/lyminge-area/>

16. All of the properties in the locality have access to Next Generation Access/Superfast Broadband, with average download speeds of 31.3 Mbps and average upload speeds of 5.5 Mbps².
17. There is therefore excellent scope for sustainable access to the range of services set out above as well as establishing or relocating internet-based businesses and working from home.
18. The site lies within Flood Zone 1 which has a negligible risk of inundation.

Sustainability Credentials of Proposed Development

19. The application site is existing residential curtilage, so there would be no loss of open countryside. Indeed, the Rectory garden is approximately double the size of its neighbours, so the scheme would make far more efficient use of the curtilage in line with established planning principles.
20. Lyminge is a thriving community and there would be easy access to a wide range of community services and facilities within easy walking distance as well as a good bus service to larger centres and to the nearest railway station. The site has superb access to the footpath network being adjacent to the Elham Valley Way, a National Trail.
21. The dwelling and the two garages would be built to contemporary sustainable construction standards.



Extract from Kent Footpaths Definitive Map

² getthedata.com

Policy Context

National Planning Policy Framework

22. The National Planning Policy Framework is predicated on a presumption³ in favour of sustainable development which is defined⁴ in terms of three objectives.

Firstly, economic – the construction of one house would give a boost to the local economy in many ways. The long-term effect would be to bring another household income to the locality. This part of Lyminge enjoys Next Generation/Superfast⁵ broadband speeds, so it would not be surprising to see a home-based business emerging or relocating to the locality.

Secondly, social – the delivery of an additional dwelling would provide a home for a family which would, in all likelihood become part of the local community.

Thirdly, environmental – the site is already fully residential curtilage within a settlement with very good sustainability credentials. A range of community services and facilities are on hand or nearby. The site is well served by both bus and rail connections. The development could incorporate measures such as bird boxes to create new habitats for greater biodiversity.

Core Strategy Local Plan 2013

23. The proposals comply with Adopted Core Strategy Local Plan Policy DSD which commits the Council to taking a positive approach towards sustainable development.
24. They also comply with Policies SS1, the spatial strategy and SS3 ‘place shaping’ which seek to sensitively meet the needs of communities within the AONB at better-served settlements like Lyminge. The village is identified as a “Rural Centre” in the Settlement Hierarchy (fig 4.2, p47).

Core Strategy Review 2020

25. The Review was submitted to the Secretary of State in February and is now out to Independent Examination. The spatial strategy set out in Policy SS1 again seeks to sensitively meet the needs of communities within the AONB at better-served settlements like Lyminge.

Emerging Policies and Places Local Plan

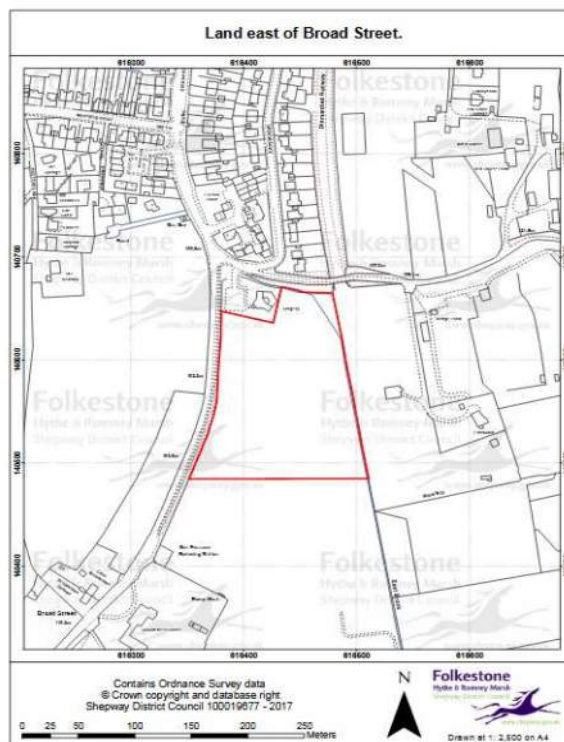
26. In October 2016, in recognition of Lyminge’s importance as a rural centre, the emerging Policies and Places Local Plan identified a site for 30 houses on the E side of Canterbury Road/Broad Street. This has been carried forward in the 2020 submission version of the plan which is now the subject of independent

³ NPPF February 2019 page 6, para 11.

⁴ Ditto para 8.

⁵ getthedata.com website

examination. The development will assist in the process of joining-up Lyminge and Etchinghill which effectively function as part of the same community.



27. The Rectory proposals would make a positive contribution to the built-up part of Lyminge and its setting in line with all of the design criteria set out in Policy HB1, as well as the internal and external space standards set out in Policy HB3.
28. Policy HB10 allows for the development of garden land and the scheme has been designed to ensure compliance with the detailed requirements of the policy as follows:

Development of Residential Gardens

Development proposals involving the complete or partial redevelopment of residential garden land within settlement boundaries will be permitted provided that:

1. The proposal responds to the character and appearance of the area, as well as the layout and pattern of the existing environment, taking into account views from streets, footpaths and the wider residential and public environment;
2. The plot to be developed is of an appropriate size and shape to accommodate the proposal, taking into account the scale, layout and spacing of nearby buildings, the amenity of adjoining residents and the requirements for living conditions set out in Policy HB3: Internal and External Space Standards;
3. Adequate access and parking is provided; and
4. The proposal incorporates established trees wherever possible. Any loss of biodiversity value on the site is mitigated, and where practicable, measures to enhance biodiversity through habitat creation or improvement are incorporated.

29. The proposal would result in a development density of 18.5 per hectare or 7.5 per acre which is characteristic of this part of Lyminge. The existing garage would be demolished and new garages provided for both the existing and proposed dwellings together with two parking spaces for each. The trees would be retained and additional biodiversity measures can be provided and dealt with by condition.

Kent Downs AONB Landscape Design Handbook

30. The proposals comply with the primary requirement in an AONB to safeguard or enhance the character and appearance of the landscape. The scheme has been designed to integrate well within the existing village edge so that it is fully compliant with the design principles set out in the AONB Landscape Design Handbook.

Design and Access

31. The proposed house has been designed to a high standard to ensure that it makes a positive contribution to the surroundings area.
32. The detached dwelling would, like the adjoining and nearby houses in Lyminge be of conventional construction with walls clad in brick, with clay hanging tiles to the first floor, under a pitched roof clad in tiles. The gabled S elevation would include a chimney.
33. The two garages would be clad in brick under double hipped roofs clad in clay tiles.
34. The new home has been designed to be fully compliant with the Equality Act 2010.
35. Vehicular access would be via the existing private road. Off-street parking would meet both the LPA's and Kent Highways' requirements.

Conclusions

36. Three main conclusions may be drawn from the above analysis:
 - The proposed development is intrinsically well designed and highly sustainable in nature. It would, if approved, take one unmanageably large residential curtilage and result in an additional family dwelling; thereby resulting in two sustainable houses and gardens.
 - This location is conducive to delivering sustainable development that will in turn support local services.
 - The scheme would comply with the relevant provision of the National Planning Policy Framework and the appropriate policies of the adopted Local Plan, as well as Supplementary Planning Guidance.
37. The Local Planning Authority is therefore respectfully requested to conclude that the proposed development would constitute sustainable development in keeping with its surroundings and grant planning permission subject to appropriate conditions.

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