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Planning Statement

Demolition of existing garage and erection of a proposed New Dwelling on Land Adjacent to 3 Brickfield Cottage, Harville Road, Wye, Kent, TN25 4ER

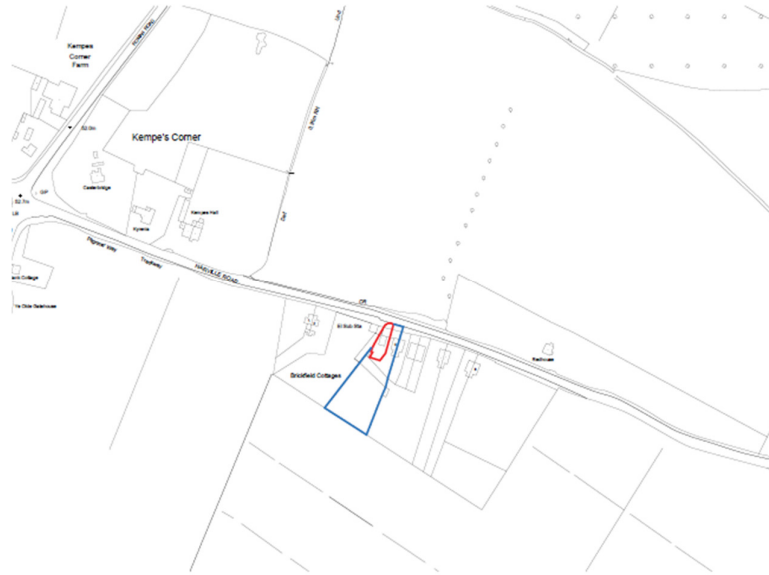


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1. Introduction: This Planning Statement is submitted in support of a full planning application for the demolition of the existing garage and erection of a detached three-bedroom dwelling on land adjacent to No. 3 Brickfield Cottage, Harville Road, Wye, Kent. The proposal seeks approval for a re-submission of a previously approved application (18/00679/AS) that lapsed without implementation.

2. Site Location and Context: The application site is located in a semi-rural area along Harville Road, 1.3 miles from the centre of Wye and southeast of the A28. The site forms part of a cluster of dwellings, many dating back to the 1930s, with some having undergone extensions or infill development. The surrounding area consists of residential properties of similar character.



Key features of the site location include:

- Proximity to Wye rail station (0.9 miles), providing direct services to Canterbury, Ashford International, and connections to London and Europe.
- Close to local bus services with the nearest stop at Spring Grove School (0.4 miles away).
- Within walking distance of local amenities, including:
 - Wye Train Station: 0.9 miles
 - Co-op Food Store: 1.3 miles
 - Wye Church: 1.3 miles

Local Schools:

- Spring Grove Primary School & Nursery: 0.4 miles
- Lady Joanna Thornhill Primary School: 1.6 miles
- Wye Under 5's Pre-School: 1.6 miles
- Wye Free School (Secondary): 1.7 miles

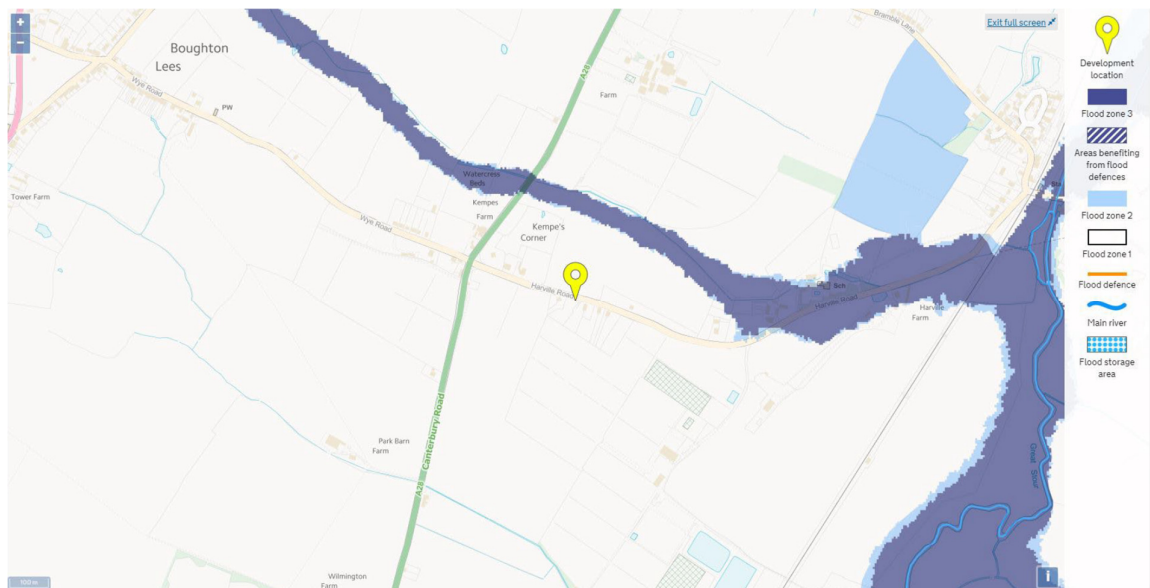
The site benefits from a rural setting while maintaining accessibility to local services, supporting sustainable development.

3. Planning History:

- 95/01081/AS: Change of use of land to domestic land - Approved
- 15/00797/AS: Erection of detached garage - Approved
- 18/00679/AS: Proposed dwelling with off-street parking - Approved (Lapsed)
- PA/2022/2262: Proposed two storey dwelling with off road parking – Application withdrawn

Adjacent Site Precedent (17/01914/AS): On 22nd February 2018, permission was granted for a pair of semi-detached dwellings at 4 Brickfield Cottages, establishing a precedent for residential development in this location.

4. Flood Risk



The environmental agency flood map shows the site within an area of very low risk of flooding. Therefore no flood risk mitigation has been included within the design.

- 5. Archaeological Potential:** The site lies within an area of archaeological potential, identified by the Ashford Local Plan (2030) and Kent County Council's Historic Environment Record. The proposal involves construction on previously disturbed ground following the erection of a garage, reducing the likelihood of significant archaeological remains. However, in accordance with Policy ENV15 of the Ashford Local Plan, a condition for a watching brief during construction can be imposed if required to ensure any unexpected finds are recorded.

- 6. Policy Context and Compliance:** The proposal aligns with policies from the Ashford Local Plan (2030) and the National Planning Policy Framework (NPPF 2021), as follows:
- **HOU5 (Residential Windfall Development in the Countryside):** The proposal meets the criteria for sustainable development outside village confines, where the site is well connected to local services and facilities. The design respects local character and scale, reflecting the architectural style of surrounding properties. The development provides a high-quality residential environment, reinforcing the rural character while avoiding harm to the countryside.
 - **SP1 & SP6 (Promoting Sustainable Development and High-Quality Design):** The proposal contributes to sustainable development by making efficient use of land and delivering a well-designed dwelling in a suitable location. The design promotes high standards of architecture and integrates with the local character through complementary materials and detailing.
 - **TRA3a (Parking Standards for Residential Development):** The development provides two off-street parking spaces, meeting the council's parking standards and supporting sustainable travel options. Secure cycle storage is also provided, promoting active travel.
 - **ENV5 (Protecting Important Rural Features):** The proposal respects the rural setting by maintaining existing landscape features and incorporating permeable surfaces for sustainable drainage. The dwelling is appropriately positioned within the existing building line, preserving the visual amenity of the area.
 - **NPPF (Promoting Sustainable Development):** The proposal complies with NPPF principles by utilizing a brownfield site, supporting rural housing needs, and ensuring a sustainable location accessible to public transport and local services.

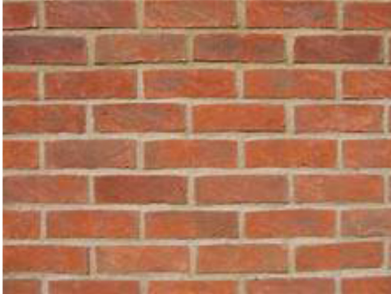
7. **Scale:** The scale of the proposed dwelling is proportionate and appropriate to the surrounding area, reflecting the massing and roof heights of neighbouring properties. The building's footprint respects the plot's size, ensuring sufficient outdoor amenity space. The proposed design integrates seamlessly with the existing street scene, maintaining a cohesive and harmonious character. The overall height and bulk are comparable to adjacent dwellings, avoiding any overbearing or intrusive impact. The orientation and layout ensure adequate spacing between properties, preserving the openness of the area.



Proposed street scene showing the new dwelling alongside the existing 3 Brickfield Cottages.

8. Design and Layout: The dwelling has been carefully positioned to respect the building line and minimise impact on the street scene. Materials and architectural details mirror those of surrounding properties, ensuring cohesion and enhancing local character.

- **Proposed materials:**



Facing brickwork to all elevations



UPVC Windows and Doors
(to match existing at 3 Brickfield Cottages)



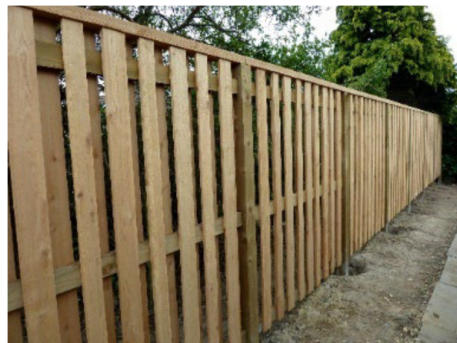
Plain concrete roof tiles



Stone Cills painted white
(to match existing at 3 Brickfield Cottages)



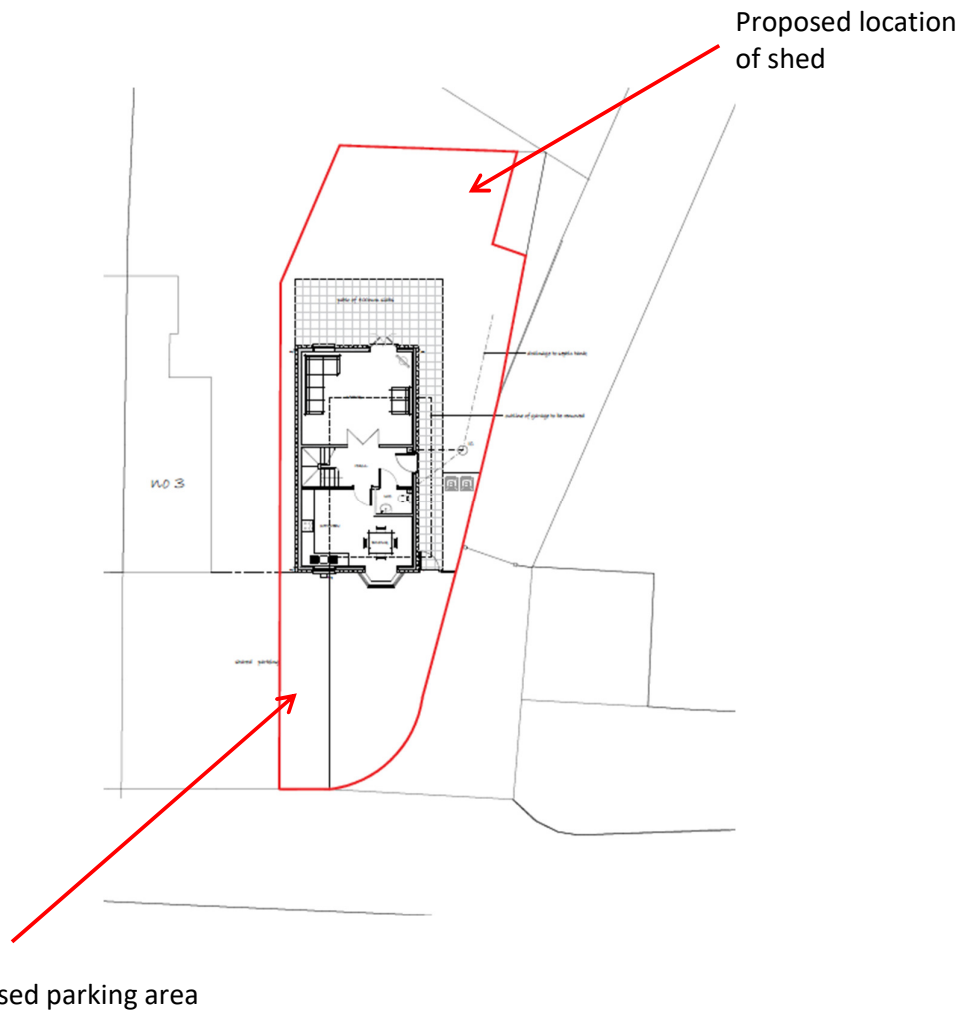
Timber canopy with tiled roof



Timber Boundary Fences

9. Access and Parking: The site benefits from sustainable transport links, including Wye rail station less than 1 mile away and bus services within walking distance.

The proposal includes two parking spaces to the front of the new property and secure cycle storage within a shed to the rear of the property which will contain a metal cycle stand, fixed to the base. This will allow for the storage of two bicycles.



10. Drainage and Landscaping: Surface water will be managed via soakaways, and foul water will be directed to a new septic tank serving the new dwelling and No. 3. Landscaping will blend seamlessly with adjacent properties, featuring permeable paving and a timber boundary fence.

11. Stodmarsh Issue

The proposed development is situated within the Stour catchment area, where the Stodmarsh nutrient neutrality issue is a significant environmental consideration. The location of the new property is not served by any main sewers, necessitating the use of a septic tank with discharge into a newly created drainage field. While this approach does not involve direct discharge into a main sewer, we recognise that the LPA may regard this arrangement as contributing to the Stodmarsh issue due to potential groundwater discharge from the drainage field and the periodic desludging required for septic tank maintenance.

We acknowledge the importance of addressing the nutrient neutrality issue and the concerns raised by the LPA. However, we note the recent conclusion from Ashford Borough Council, indicating that a mitigation scheme, including developer credits, has been agreed upon and is currently in the process of being implemented. We are committed to complying with any requirements set out by the finalised scheme.

In light of this, we respectfully request that, if all other planning considerations are deemed acceptable, the decision on this application be held in abeyance until the mitigation scheme is fully finalised. This approach would ensure that the development aligns with the council's strategic objectives for nutrient neutrality within the Stour catchment area.

12. Conclusion: The proposal is a well-considered development that respects local character while delivering a high-quality home. The site's sustainable location and compliance with planning policies justify approval. This re-submission seeks to renew a previously approved scheme, supporting the efficient use of land and contributing to local housing needs.