

PROPOSED SIDE EXTENSION TO EXISTING DWELLING, PROPOSED GARAGE WITH ASSOCIATED LANDSCAPING, AND CHANGE OF USE OF LAND ESTABLISHING NEW CURTILAGE,

ELVEY GRANARY, ELVEY FARM, ELVEY LANE, PLUCKLEY, KENT, TN27 0SU

+ PLANNING & HERITAGE STATEMENT

1



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1.0 + INTRODUCTION

This planning statement has been prepared by Kent Design Studio in support of an application for planning permission for a residential scheme for the erection of a single storey side extension and detached garage at Elvey Granary, as shown on the site location plan.



+ Aerial view of Site (Google Maps)



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2.0 + PROPOSAL

The existing dwelling is located approximately 25m to the South of Elvey Farm and approximately 20m West of its associated buildings. The granary building and car parking area occupies a prominent position on the approach to Elvey Farm, located adjacent to the entrance along Elvey Lane. The wider site is partially residential and partially agricultural in nature, with the surrounding context consisting predominantly of farmland.

The proposed scheme would be for the erection of a side extension to the existing dwelling and the erection of a detached garage/store, along with associated landscaping and change of use of the land to establish a new residential curtilage.

The proposed description of development is as follows:

‘Proposed side extension to existing dwelling, proposed garage/store with associated landscaping, and change of use of land establishing new curtilage.’

Full planning permission would be sought for the extension to the side of the existing granary building to create a larger kitchen, living and dining space on the ground floor as well as facilitating space for an internal staircase.

The scheme has been carefully developed through the design stage to maximise the use and limited space of the new addition which sits within a restricted area of the plot.

The proposed detached garage/store will sit to the Southwest of the existing dwelling, located on the existing hardstanding, and is single-storey in nature, retaining the building hierarchy of the site.



+ Proposed dwelling – West elevation



Supporting Documents

The application is accompanied by a series of drawings, including elevations, floor plans and block plans, to present the scheme.

Scope and Purpose of Planning Statement.

This planning statement sets out the key policy parameters, site context, planning history, the background and material considerations, the design approach and rationale, and an analysis of the proposed scheme to present a planning case and a conclusion for granting permission.

This statement supports the submission of a residential application, made to the local planning authority Ashford Borough Council.

3.0 + SITE LOCATION AND DESCRIPTION

Immediate

The site relates to a holding of primarily residential land located near Elvey Farm. The granary lies approximately 25m to the South of Elvey Farm Kent, alongside a southern boundary of mature trees and planting. Access to the dwelling and associated car parking area is via an established shared driveway leading from Elvey Lane.

The building features brick and black cladding for the walls, with a stone wall located on the northern façade, and a barn hip roof. An external staircase serving the first floor sits to the West of the existing dwelling.

Surrounding

The site lies in the countryside for development management purposes and outside the settlement of Pluckley. The site does not lie within a Conservation Area nor within an Area of Outstanding Natural Beauty (AONB).

However, the site is located adjacent to the grade II Listed property, Elvey Farm, and its associated buildings that form the 'farmyard area'.

4.0 + DESIGN AND APPEARANCE

The scheme relates to an existing converted granary building. The dwelling consists of a two-storey building, with a barn hip roof, and an external staircase.

The proposed conversion works would retain the functional aesthetic and form of the dwelling, through appropriate external detailing and fenestration proposed. Moreover, the works would include the retention/reuse of the existing timber cladding where possible, to continue the simple appearance and reference the functional character of the building.

The simple palette of materials, consisting of black timber cladding and red brick to match existing, and the standard seam metal roofing, as proposed would help reinforce the agricultural appearance and character of the building. Preventing the scheme from becoming overly domestic.





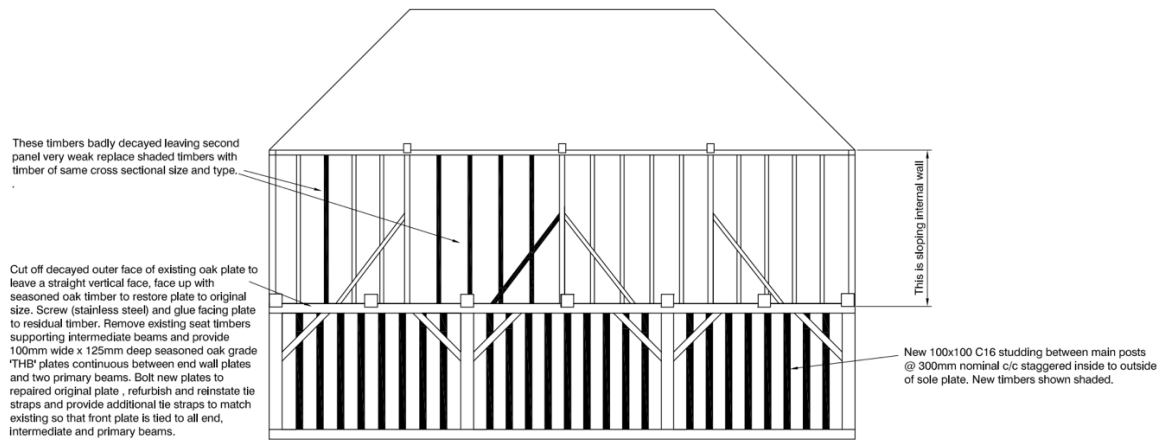
+ Images of the existing converted granary building

Minimal changes to glazing are being made to the existing front elevation, with the existing external staircase being retained as an important visual feature; however, a new functional staircase is proposed inside the dwelling to access the first floor, helping to produce a viable scheme in line with modern living standards.

The proposed side extension to the south of the property has been designed to enlarge the ground floor kitchen, dining and living space, while utilising carefully located glazing and roof lights to maximise the natural light able to enter the dwelling. This extension also facilitates the relocation of the staircase so the first floor can be accessed internally and creates a dedicated entrance hall area.

This extension is located on the South facing façade of the existing granary building and therefore will seek to alter the existing external wall on the ground floor. However, this insulated stud wall is not part of the original structure and was erected following the previous planning applications in 2010 and 2011 (**ref: 10/00640/AS and 10/00640/CONA/AS**) for the conversion of the existing building into two hotel rooms. Due to structural concerns and issues with decay, the existing wall had to be repaired and reconstructed, as shown in the references below.

As a result, it is deemed that the proposals will have minimal impact upon the original structure of the granary building and will preserve and enhance its character.



+ Remedial works to timber framing – South Elevation (2011)

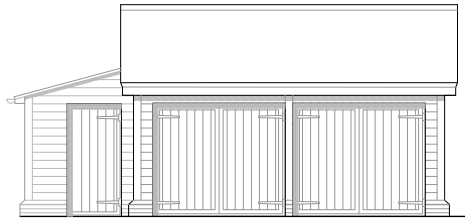


+ Image of South Elevation (2008)



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The proposed detached garage features a single-storey, square design, with a gabled roof and associated side store. The store features a lean-to style roof, referencing the form of the proposed side extension to the host dwelling. The material palette consists of black cladding, red brick, and clay roof tiles to match the main dwelling, ensuring the garage remains subservient to the dwelling and maintains and respects the coherency within the site.



+ Proposed garage – East elevation

5.0 + RELEVANT PLANNING HISTORY

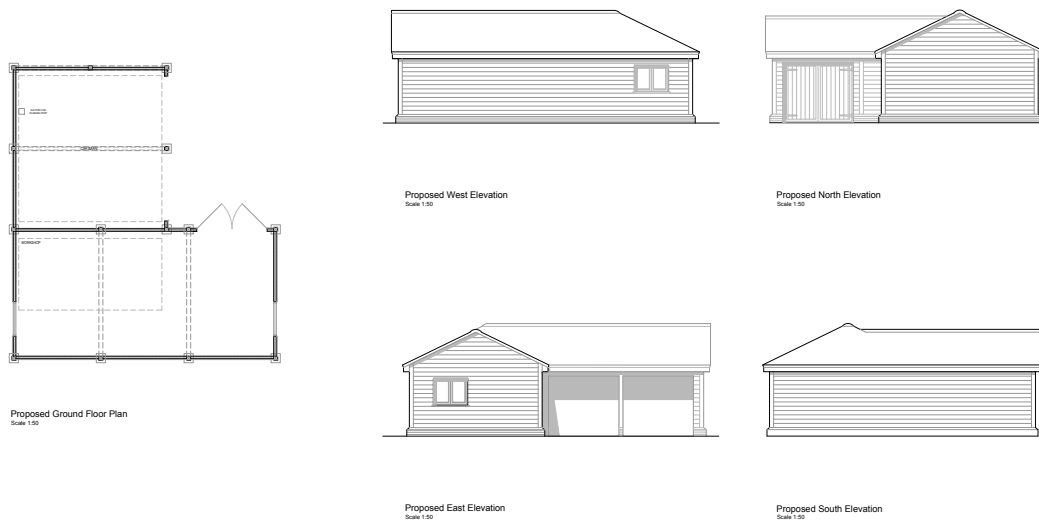
PA/2024/1579

Proposed front and side extension to existing dwelling, proposed garage/workshop with associated landscaping, and change of use of land establishing new curtilage.

Withdrawn (14/11/2024)



+ Proposed floor plans and elevations – Main dwelling



+ Proposed floor plans and elevations – Garage/Workshop

Following the withdrawal of the previous scheme, changes have been made to the design in response to advice received from the council. The volume of the extensions has been significantly reduced by removing the porch addition to the West and decreasing the width of the South facing extension. This reduction in footprint allows more focus to be given to the host building, ensuring the proposals remain subservient in nature. The decision was made to retain the depth extension as this was deemed reminiscent of the general style of an agricultural lean to, which in turn prevents the development from becoming overly domestic.

Changes were also made to reduce the bulk and mass of the proposed garage via the removal of the South facing workshop area. Instead, a smaller store is proposed to the South. In addition, the new design features garage doors, as opposed to the open car barn nature of the previous scheme. This allows the design to further complement and respect the agricultural character of the local context and retains the existing building hierarchy of the site, softening any visual impact to the surrounding area.

PA/2022/2243

Change of use from two separate guest house bedrooms to a 2 bed dwelling.
Approved with Conditions (28/09/2022)

10/00640/CONA/AS

Discharge of conditions 2,3 & 4.
Permitted (05/04/2011)

10/00640/AS

Convert existing building into two hotel rooms.
Granted Consent (05/05/2010)

09/01311/AS

Change of use of existing vacant granary building into 2 letting rooms.
Permitted (04/11/2009)

02/00399/AS

Conversion of redundant granary to residential.
Permitted (11/03/2002)

01/01408/AS

Conversion of disused granary to residential.
Refused (28/09/2001)

6.0 + LISTING AND HERITAGE

As noted, the proposed application site is located a moderate distance from a grade II listed property. The details of the listed building are as follows;

Entry name:	ELVY
Statutory Address:	ELVY, ELVEY FARM ROAD
Listing date:	10 Oct 1980
Listing NGR:	TQ 91527 45800
List entry number:	1362679
Grade:	II
Source:	Historic England

Details

5272 PLUCKLEY ELVEY FARM ROAD Elvy TQ 94 NW 10/19 II 2. C15 to C16 L-shaped timber-framed building, refaced with red brick on ground floor and tile-hung above. Hipped tiled roof. Casement windows, 4 windows facing west, 2 windows facing south. King post roof inside.

Impact on heritage asset

Ensuring minimal impact upon the heritage assets and surrounding built context has been paramount in the design process, creating an addition which respects the character of the main dwelling and carries through the existing subservient nature of The Granary to the wider site of Elvey Farm.

The proposal lies a moderate distance from a Grade II listed building, Elvey Farm, and therefore impact would be limited due to its setting. Moreover, mature trees and planting on the parcel of land between the listed building and the site provide natural screening, further minimising any visual impact.



The proposed extension and garage have been designed with the surrounding heritage assets at the forefront of consideration.

A soft material palette has been chosen to complement the rural nature of the site and setting of the designation. The black timber cladding, red brick, and clay tile, echo the character and detailing of the existing building, which in turn ensures coherency within the site is maintained and respected.

The proposed extension, with the lean-to roof, and the single-storey garage, allows the scale, mass and bulk to remain at an acceptable level, retaining the building hierarchy and softening any visual impact upon the adjacent listed building.

The proposed garage is located on existing hardstanding on the site and is therefore deemed to have minimal impact upon the surrounding context and environment.

The form, scale and appearance of the proposal has been sensitively designed to ensure that it does not harm significance of the surrounding listed building or the existing context within the site. The aspect from the dwelling will face away from the existing surrounding dwellings, with the proposed amenity space set to the south of the property. Access to the site is via the existing access drive and therefore there will be no alterations to this shared access.

Due to the sympathetic form and aesthetics of the proposed extensions and garage in keeping with the immediate context, it is not considered that the proposals will have any negative impact on the surrounding listed buildings.

9.0 + CONCLUSION

In light of the above, it is considered that the proposed works are acceptable in principle. The scheme for the extension of the converted granary building and erection of a detached garage would not result in any adverse or negative environmental impacts such as significant harm to the landscape, or the surrounding listed property, and would represent an appropriate amount of development of existing building.

The development would be of a scale appropriate for its location and given the modest increase in size and mass of the extension, along with the use of materials that are common within the local vernacular and immediate context, the proposals allow the property to integrate successfully and sympathetically within its surrounding confines.

Overall, the proposed development is considered to be acceptable in the balance of items discussed within this statement, and there are not considered to be any other material considerations which would indicate a refusal of planning permission.

Given the above, it is politely requested that the proposed scheme should be positively viewed in the context of the material considerations, the NPPF and the emerging local plan and that planning permission should be granted.

