

VERNACULAR HOMES

— design & build —

Demolition of Fairlight and the erection of 2no. dwellings with private amenity alongside associated landscaping, parking and access at Fairlight, Swain Road, Tenterden, Kent, TN30 6PD

Design and Access Statement

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1. Introduction

The existing site consists of a twentieth century property set within a large plot to the South side of Swain Road. The proposal is to demolish the existing property and construct two detached dwellings with road frontage.

Planning consent has previously been applied for 4No. semi-detached dwellings on this site under reference PA/2025/0577. This earlier application was refused due to concerns of overdevelopment; principally as a result of the higher number of dwellings, their semi-detached nature and the resulting higher density. The proposal addresses the reasons for refusal and dwelling density is halved, plot width is correspondingly increased and now matches the prevailing grain of development. The amount of hard landscaping required to service the two detached dwellings is also a reduction from this earlier scheme. The resulting dwellings have a more relaxed appearance in relation to the surroundings.

Please note the form and siting of the buildings has been altered from the earlier scheme subject to application PA/2025/0577.

The planning statement from the previous application is included within the Appendix and whilst refers to 4No. dwellings rather than the 2No subject to this application, in planning policy context the discussion within remains relevant.

2. Amount, Scale and Layout

2.1. Floor Area (GIA)

Existing	Ground Floor	First Floor	Total	Footprint
Existing Dwelling (inc. attached garage)	99m ²	-	99m ²	110m ²
Outbuildings				20m ²
Total			99m²	130m²

Proposed	Ground Floor	First Floor	Total	Footprint
Unit 1	98.4m ²	98.4m ²	196.8m ²	113.8m ²
Unit 2	95.3m ²	95.3m ²	190.6m ²	110m ²
Cycle storage				4.3m ²
Total			387.4m²	228.1m²

The proposed increase in footprint covered by buildings on the site is 98m² or 75% increase on the existing footprint. The increase in floor area is substantially a result of the two-storey design.

2.2. Scale

The properties have an approximate eaves height of 5.1m and ridge height of 7.8m from proposed finished floor level. For context, these are compared in the table below to the existing floor level of Fairlight and its relationship to the neighbouring properties either side: -

	Existing Fairlight	Proposed Units 1-2	Neighbouring	
			Oakfield House	Logrunner
Eaves height*	+2.25m	+5.2m	+5.8m	+5.1m
Ridge height*	+4m	+8m	+8m	+8.9m

** approx. max. eaves and ridge heights compared with existing floor level of Fairlight.*

The proposed units are of a similar scale to the surrounding dwellings and the ridge and eaves height will be comparable or lower than the nearest neighbours.

2.3. Layout

The houses are carefully positioned in relationship to each other and the site boundaries in order to create private garden areas and present an attractive approach to both properties. The proposed dwellings are set back further than the existing which serves to enhance the feeling of space and benefits the street scene.

3. Appearance

3.1. Materials

The proposal involves a simple palette of materials used elsewhere within the locality: -

- Brickwork to blend with neighbouring houses to the East.
- Plain nib tiles to the roof.
- White framed windows.

These materials are consistent with those of the locality which has a wide mix of housing types and styles.

3.2. Design

The design of the existing bungalow is plain with simple brick elevation, concrete tiled roof and flat roofed attached garage. The new dwellings provide clear entrance to the front elevations with a simple and attractive composition of the façade. There are differences in the front elevation design between the two units in order to create interest and variation.

4. Appraisal of context

4.1. Appraisal of context

Swain Road contains a wide variety of housing styles with residential gardens and driveways fronting the road. The build line is staggered and informal. The proposed scheme follows this general pattern.

The street scene is dominated by buildings up until the junction with Ox Lane to the East of the site. From this point vegetation becomes the prominent feature of the street scene.

The proposed landscaping scheme reflects this transition and a leafy frontage is proposed with renewed hedgerow and tree planting.

4.2. Landscaping

The proposed landscaping scheme is dominated by native species hedgerow and tree planting. This is both consistent with the local landscape and will serve to enhance biodiversity.

4.3. Separation between dwellings

There are variable separation distances between dwellings within the locality. Some are very close e.g. Logrunner / Stockwood and Flamingo / Heron. This is mirrored in the proximity of the two blocks on site.

Other dwellings are located with larger gaps, and this is mirrored in the distances maintained to Oakfield House and Logrunner. These proposed separation distances are more generous than those between Boningale and Kerford House to the West or many of the properties to the North East of the site or East along Ox Lane.

4.4. Impact on neighbouring properties

There are no overlooking first-floor windows facing Oakfield House and Logrunner to the West and East and rooflights on the facing elevations provide high level natural light to the en-suite bathrooms.

5. Access

The existing site access point to Swain Road is retained and an additional access is proposed to the East of the site.

There will be low impact on vehicle movements to and from the site. The proposed new access has previously been assessed by KCC Highways under application PA/2025/0577 (14 April 2025) and no objections were raised subject to standard conditions.

Adequate parking areas are to be provided on site.

6. Conclusion

The proposed scheme responds appropriately to the qualities of the existing context, reflecting its informal arrangement and enhancing the setback from the street. Overall, an attractive landscaped frontage has been proposed.

The scale of the proposal is appropriate in relation to the neighbouring properties and the design integrates well with the mix of building styles in the locality.

Appendix:

DHA Planning Statement

Fairlight, Swain Road, Tenterden, TN30 6PD

Final Report 34887 March 2025

*Previously submitted in relation to the same site under application reference
PA/2025/0577*