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## DESIGN & ACCESS STATEMENT AND PLANNING STATEMENT

Planning Application Document  
Great Oaks  
Roodlands Lane, Four Elms, Kent TN8 6PG

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Prepared by,  
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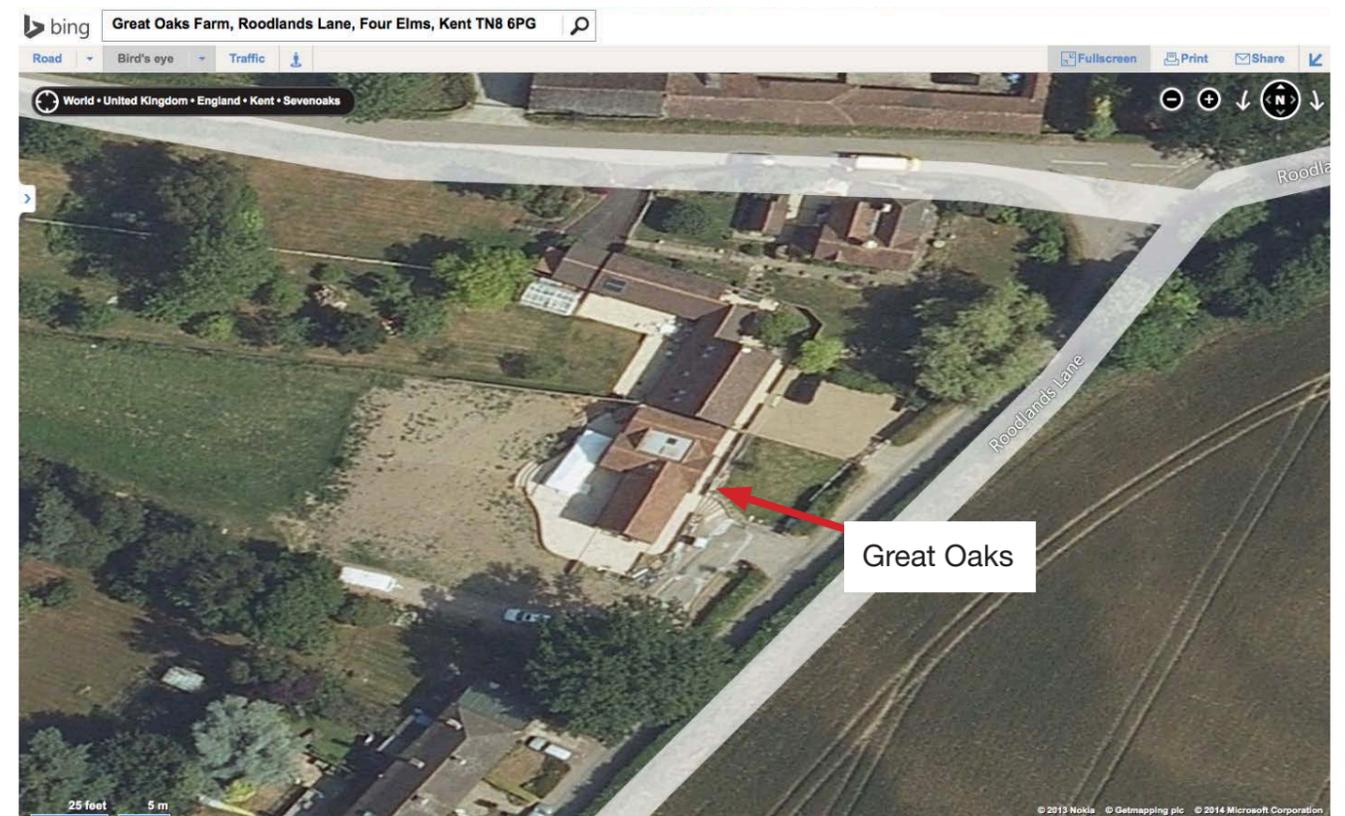
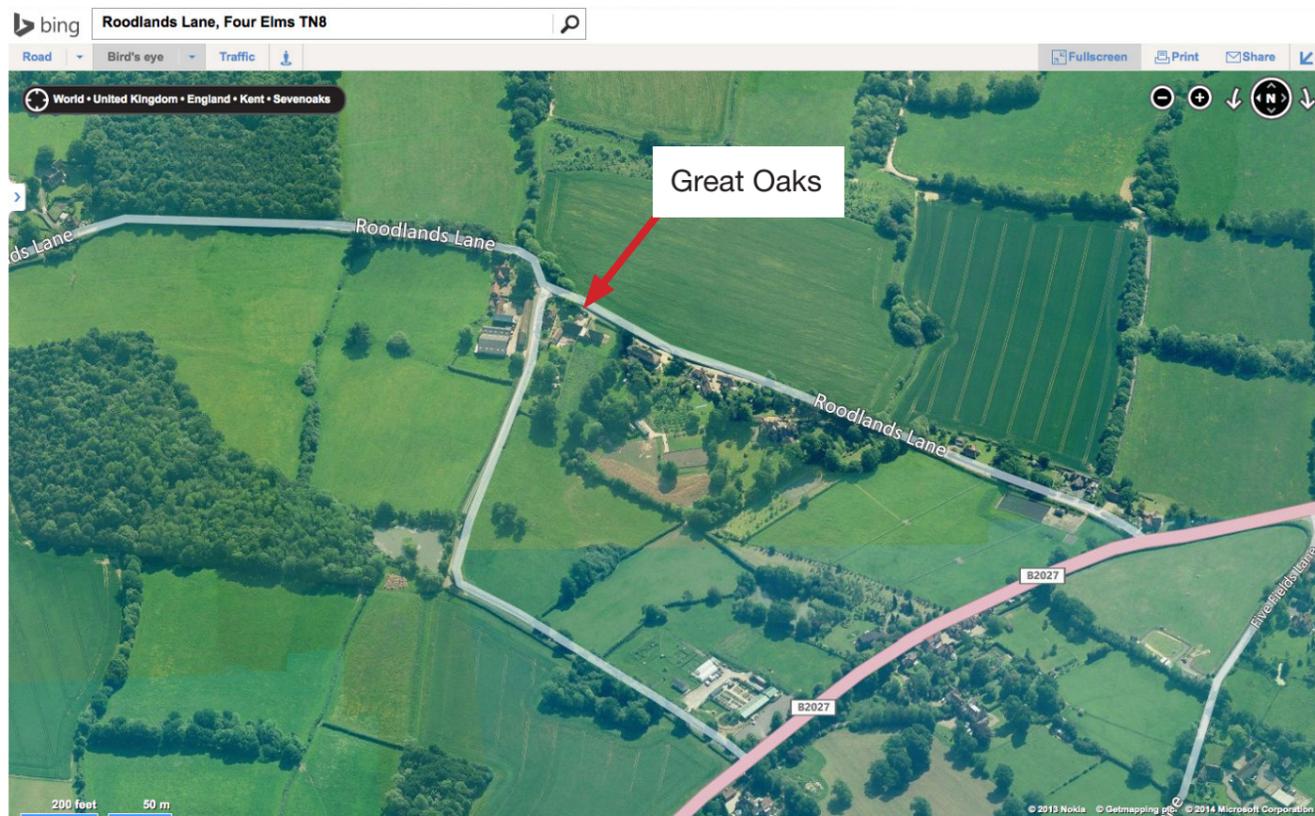
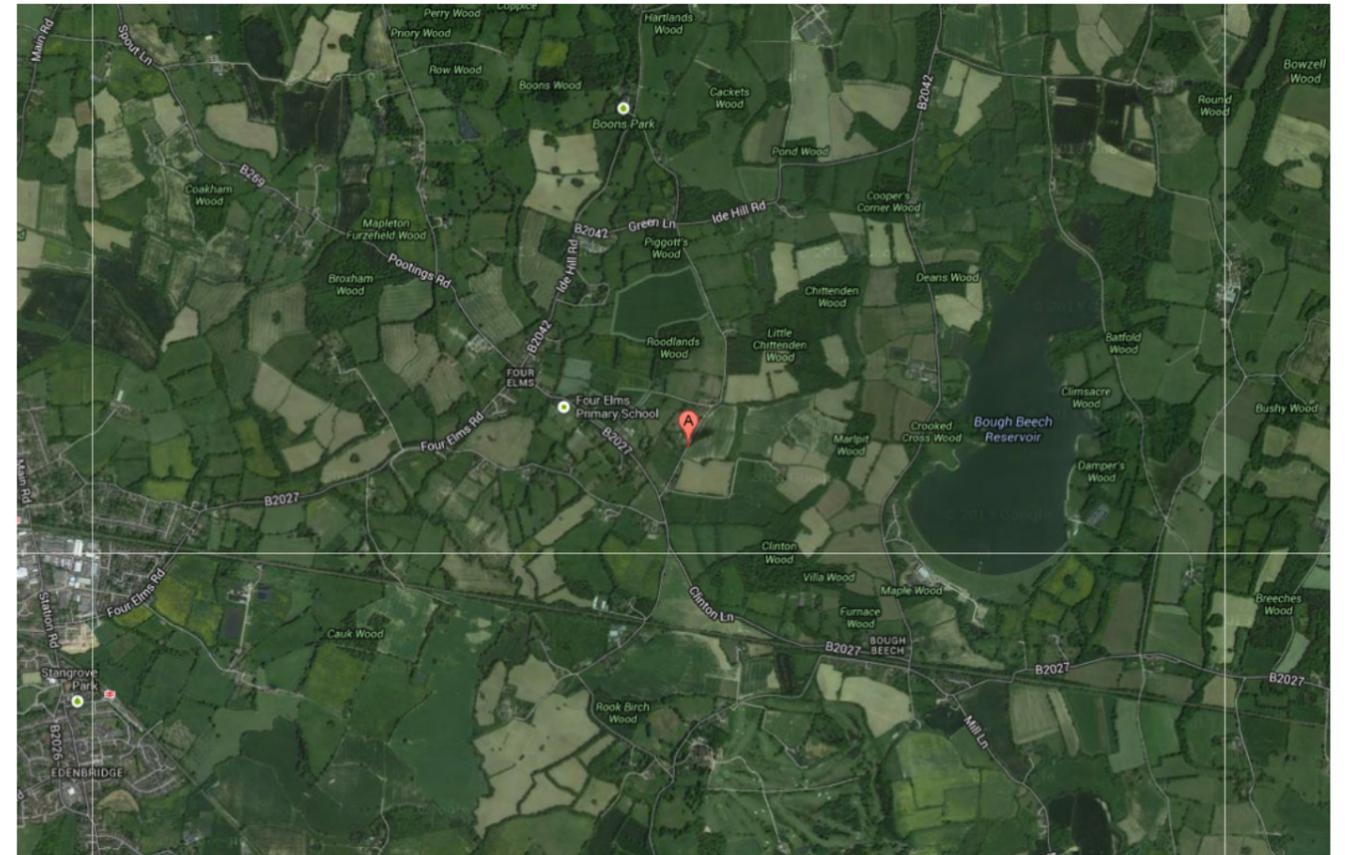
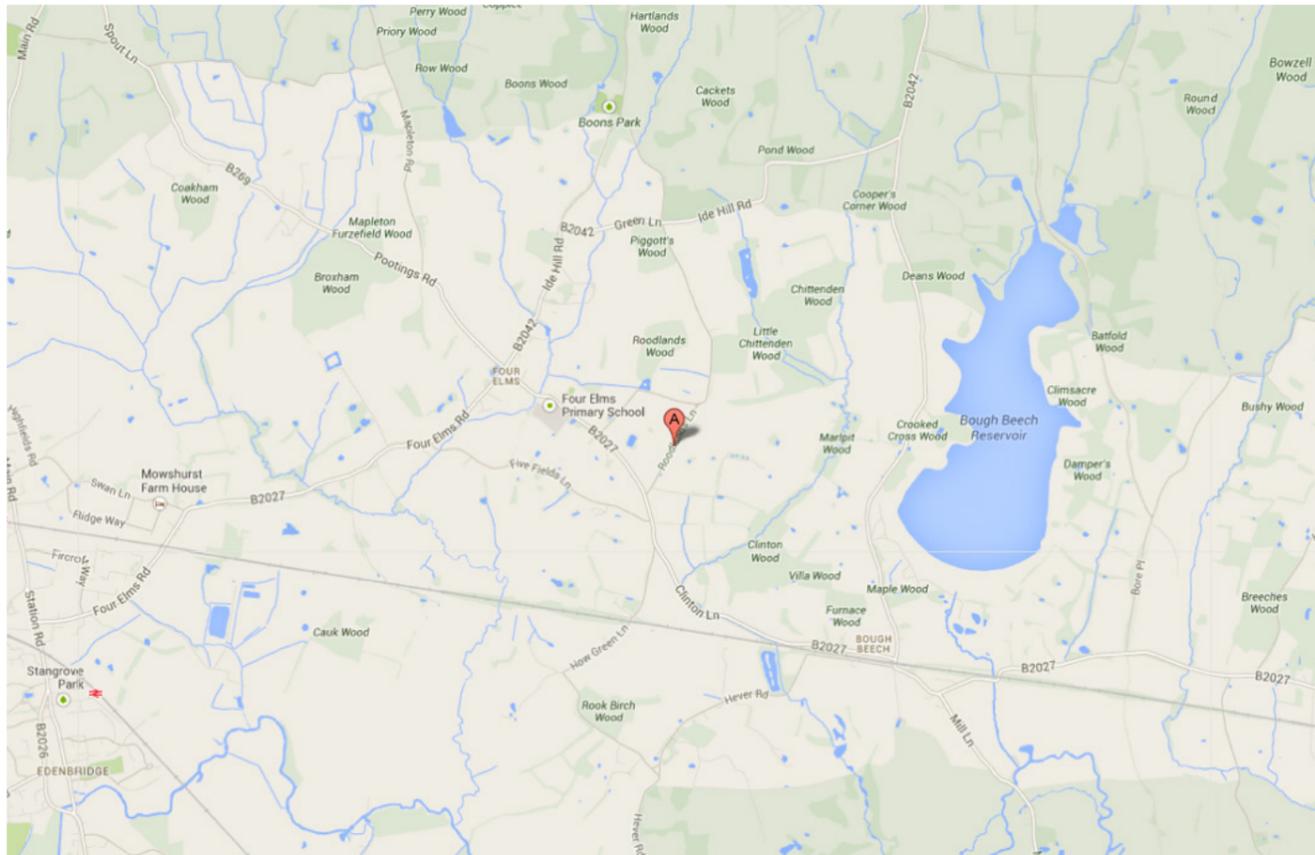
Architect  
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 BA Arch (Hons), Dip Arch, Dip Historic Building Conservation (AA), RIBA

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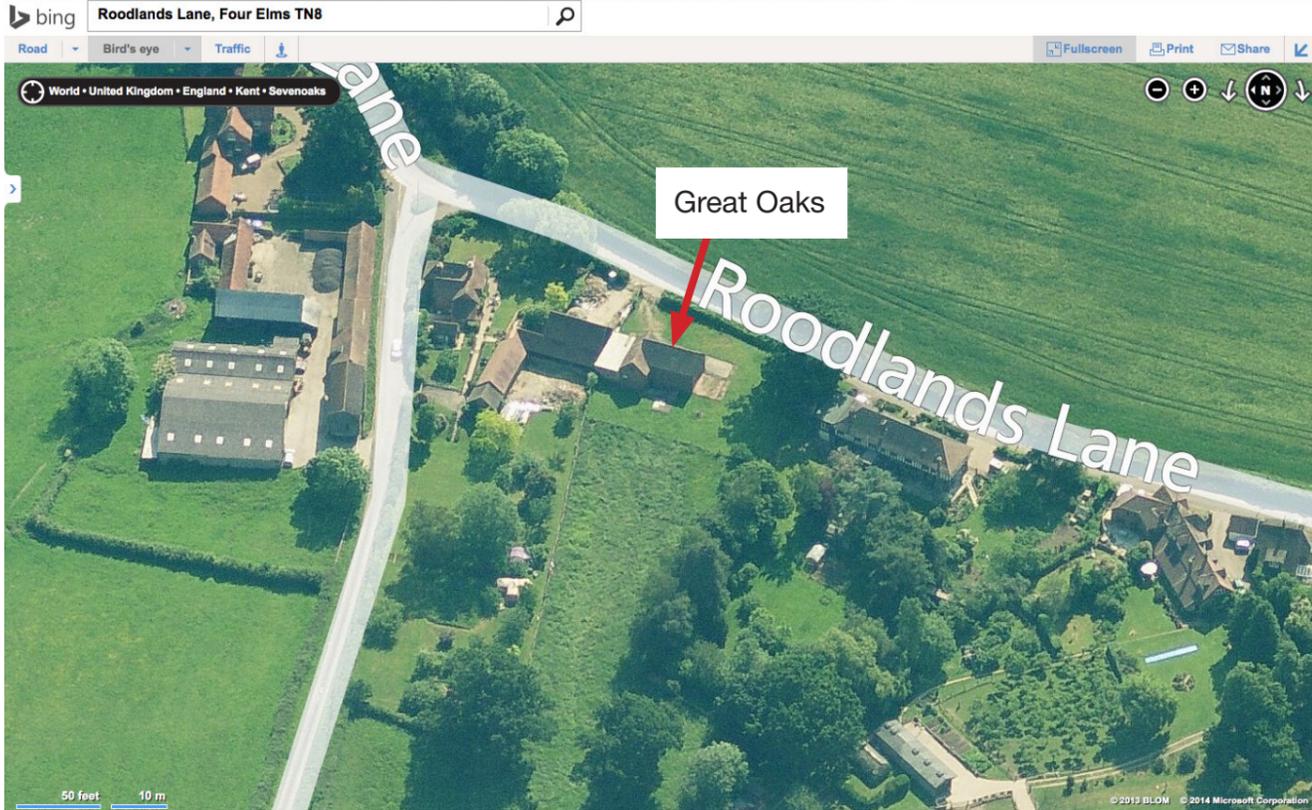
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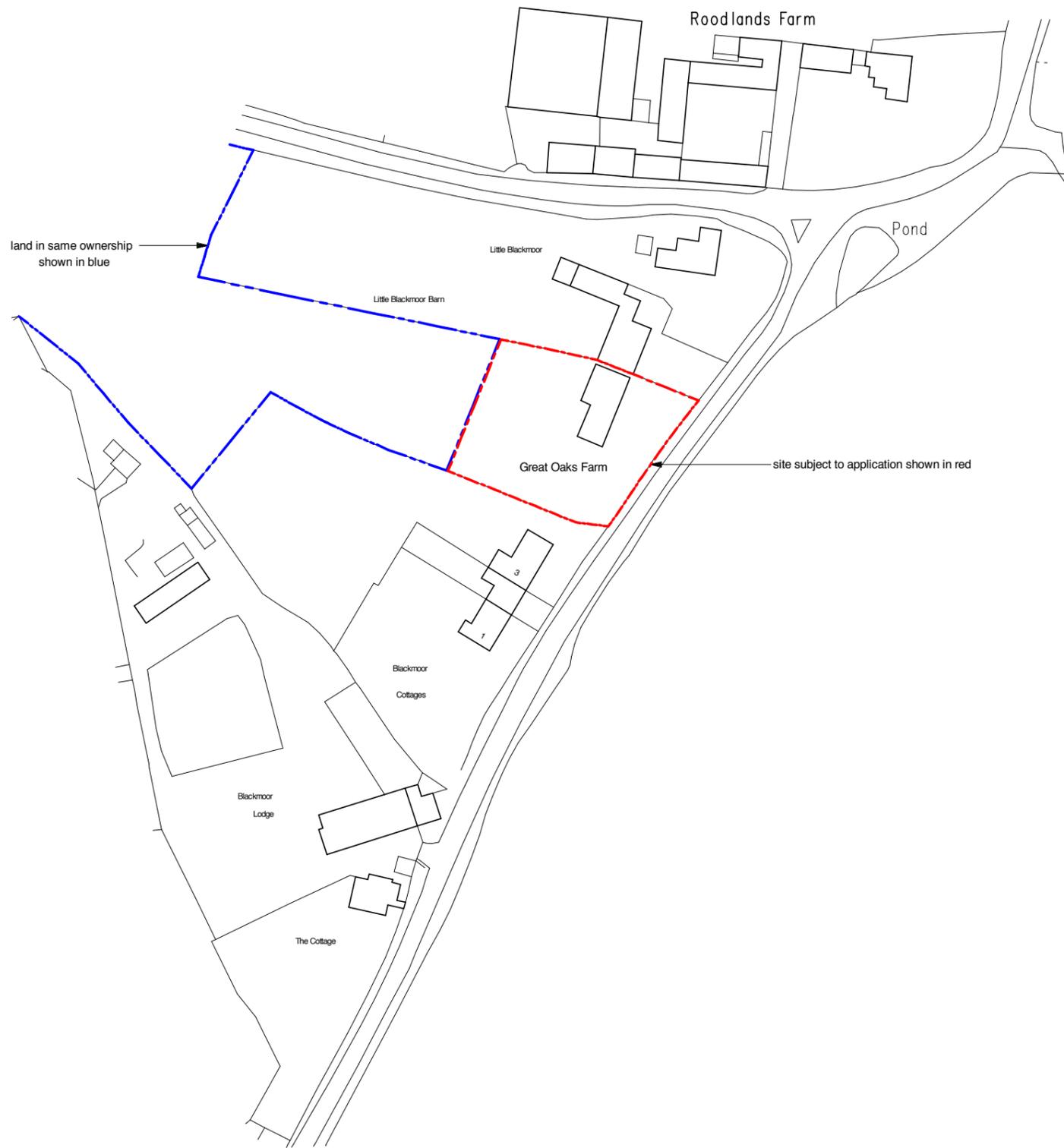
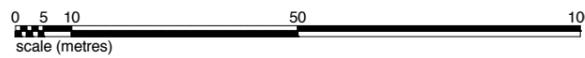


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  - Planning History, Decision Notices and Drawings





|   |                        |   |                      |                    |
|---|------------------------|---|----------------------|--------------------|
| <b>MILLER ARCHITECTS</b><br>MEDWAY HOUSE STUDIO<br>HIGH STREET<br>COWDEN<br>EDENBRIDGE, KENT TN8 7JQ<br>Tel: 01342 850500 Fax: 01342 850932 | © <b>Location Plan</b> | JOB No.<br><b>0838</b>                                      | DRG No.<br><b>01</b> | REV No.            |
|   |                        | Great Oaks Farm, Roodlands Lane,<br>Four Elms, Kent TN8 6PG |                      | SCALE: 1:1250 @ A4 |
|   |                        |   |                      | DATE: Dec 2013     |

## Introduction

Mr and Mrs Mason bought the property in 2013, and shortly after contacted Miller Architects to draw up proposals for improvements to the building.

The proposals are for a porch, a new double garage, utility, orangery, tractor shed and green house.

Miller Architects investigated the planning history to determine the planning parameters for the site. Early contact by Miller Architects established that:

- Permitted development rights removed by Planning Permission SE/08/00308/FULL
- Any extension would require Planning Permission due to being designated Green Belt land.

## Planning History

The planning history is recorded in full in Appendix 1 of this document. For the purposes of this application, the decisions of relevance are:

- SE/04/02691, dated 3 March 2005, granting permission for “alterations to form studio with residential accommodation”
- SE/08/00308, dated 30 April 2008, amending the previously approved plans.

Both these permissions include conditions (nos 11, 12 and 13 in the first, and 9 and 10 in the second), which remove permitted development rights to construct extensions or erect outbuildings within the curtilage. It is noted that the stated reason for the removal of permitted development rights in each case is “to safeguard the rural character of the converted building as supported by policy H12 of the Sevenoaks District Local Plan”.

The property has been constructed in accordance with the 2008 permissions, hence by virtue of condition 9, planning permission is required for alterations and extensions of any kind.

## Planning Statement

### **Policy framework**

The policies against which an application is to be assessed are:

- National Planning Policy Framework (NPPF), 2012
- Development Plan policies set out in
  - Saved policies of the Sevenoaks District Local Plan, 2000
  - Sevenoaks Core Strategy, 2011
- Emerging policies in the Sevenoaks Allocations and Development Management Plan (ADMP) 2013: this was submitted in November 2013, with hearings held in March 2014, hence is a material consideration though not yet part of the statutory development plan.

The sites lies within the Green Belt, hence para 89 of the NPPF is the most relevant national policy guidance. This indicates that the construction of new buildings is inappropriate (and by definition, harmful) but setting out exceptions including, at bullet point 3, “the extension or alteration of a building providing it does not result in disproportionate additions over and above the size of the original building.”



Roodlands Lane - Looking South



Great Oaks driveway- Looking North



Great Oaks driveway Entrance from Rodlands Lane



Great Oaks garden - Looking East



Neighbouring Buildings to South



Roodlands Lane - Looking North

Policy H14A of the Local Plan sets out the Council's policy relating to residential extensions in the Green Belt. Although this pre-dates the NPPF, the Council have assessed the policy against the NPPF and concluded that, with the exception of criterion 5 (not relevant here), it remains broadly consistent with national policy guidance.

Draft policy GB1 in the emerging ADMP is intended to replace Policy H14A, with updated wording. The overall thrust of the policy remains the same and we are advised that the Council now attach "moderate weight" to this policy.

Draft policy GB3 indicates that "Outbuildings located more than 5m from the existing dwelling will be permitted where the building, including the cumulative impact of other outbuildings and extension within the curtilage of the dwelling, would be ancillary to the main dwelling in terms of function and design and would not materially harm the openness of the Green Belt through excessive bulk or visual intrusion". This is a policy which has no previous equivalent in the adopted plan but we are advised that the Council now attach "significant weight" to it when making decisions, since there have been no representations relating to it.

Other more general policies are:

- EN1 of the Local Plan, setting out design and other criteria applicable to all forms of development.
- LO8 of the Core Strategy, requiring all development in the countryside to conserve and enhance local landscape character.

### **Assessment**

In our view, the main issues to be addressed are:

- Do the proposed extensions and alterations represent a disproportionate addition to the original building?
- Is the design sympathetic to the rural character of the building?
- Is any harm caused to the openness of the Green Belt or the character of the local landscape by the extensions or the outbuildings?

The NPPF indicates that extensions which are "disproportionate" compared with the original building will be inappropriate; the Council interpret this through the use of local plan policy H14A on the basis of both quantitative and qualitative criteria, as discussed below.

Criterion 1 requires that the existing dwelling be designed and originally constructed for residential use and built on permanent foundations on the site: the dwelling has been constructed in accordance with the relevant planning permission for residential use and this criterion is satisfied.

Criterion 2 requires the additional gross floorspace provided not to exceed the original by more than 50%: in this instance the "original" dwelling is that existing prior to the grant the permission as described above, and the gross floorspace is calculated as 241.79 sq.m. The permission included an extension of 35.36 sq.m, which has been implemented.

The total floorspace of extensions, both existing and proposed, is calculated as 314.60 sq.m, or approximately 27% greater than the floorspace of the "original" dwelling. Hence this criterion is satisfied.

The third criterion requires that the proposed extension should not facilitate the creation of a separate residential unit: review of the plans indicates that there is no reason to expect that a separate residential unit is capable of being created as a result of the proposals, hence this criterion is satisfied.

The fourth criterion requires the design of the extension to be sympathetic and well-articulated to the existing dwelling and that it should not result in a large, bulky or intrusive building in the landscape: this is considered in detail on



East Elevation



South East



South West



West Elevation

page 17, and we conclude that the size, bulk and appearance of the extensions now proposed are sympathetic to the existing building, providing additional forms which are subservient in scale, at the same time as adding new features which take their design cues from elements of the existing structure.

The fifth and sixth criteria are not relevant to this proposal.

In the light of the above analysis, we conclude that the proposal would be consistent with all the relevant criteria of Policy H14A, and therefore be fully compliant with this policy.

In terms of detailed design, this is discussed further on page 17. We consider that the design fully respects the character of the existing building and its rural landscape setting. We therefore conclude that proposal is consistent with the relevant criteria of Local Plan policy EN1 and Core Strategy policy LO8.

As discussed above, policy GB1 of the ADMP is a material consideration: this is to replace policy H14A with a reworded set of criteria. In the first instance, the design is required to respond to the original form and appearance of the building and the proposed volume of the extension, should be proportional and subservient to the 'original' dwelling such that it does not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion. As already indicated, the design has specifically and deliberately responded to the form and appearance of the existing building, and the scale and set-back of the extensions take full account of the need to bring about a new form which is subservient to the existing.

Overall, therefore we conclude that the proposals are appropriate to the original dwelling and proportionate in scale and bulk; consequently there is no reason to believe that there will be any harm to the openness of the Green Belt.

Having satisfied the design criterion, the draft policy then requires evidence to be provided to demonstrate that the proposed floorspace is no more than 50% greater than the original; this is the same requirement as the present policy, and as indicated above, this criterion is satisfied.

Consequently, to the extent that it is necessary to take into account the draft policy of the ADMP, the proposal is considered to be fully compliant.

Overall, therefore, we conclude that the proposed extension would be proportionate, satisfactory in terms of design, scale, bulk and use of materials, and that it would not be visually intrusive in the landscape or in any sense harmful to the openness of the Green Belt.

The proposed outbuildings are more than 5m from the existing house, hence policy GB3 is relevant: having considered the cumulative impact of the proposed outbuildings together with the proposed extension we consider that they would be ancillary to the main dwelling in terms of both function and design, and conclude that they would not materially harm the openness of the Green Belt. Hence the requirements of policy GB3 are satisfied.

In the light of all these considerations, we conclude that the proposal would be fully compliant with national and local planning policies and that there is every reason to proceed to a formal application with confidence.

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Existing Views

Great Oaks Farm, Roodlands Lane,  
 Four Elms, Kent TN8 6PG

|                        |                       |         |
|------------------------|-----------------------|---------|
| JOB No.<br><b>0838</b> | DRG No.<br><b>14</b>  | REV No. |
| SCALE: <b>NTS</b>      | DATE: <b>Mar 2014</b> |         |

# Development Plan Policies

## ***Saved policies of the Sevenoaks District Local Plan 2000:***

EN1 Proposals for all forms of development and land use must comply with the policies set out in this Plan, unless there are overriding material considerations.

The following criteria will be applied in the consideration of planning applications:

- 1) The form of the proposed development, including any buildings or extensions, should be compatible in terms of scale, height, density and site coverage with other buildings in the locality. The design should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard.
- 2) The layout of the proposed development respects the topography of the site, retain important features including trees, hedgerows and shrubs, and enhance any established water courses or ponds. New landscaping and boundary treatment will be required in appropriate cases.
- 3) The proposed development including any changes of use does not have an adverse impact on the privacy and amenities of a locality by reason of form, scale, height, outlook, noise or light intrusion or activity levels including vehicular or pedestrian movements.
- 4) The proposed development does not result in the loss of important buildings or related spaces. Tandem development will not be permitted.
- 5) The proposed development ensures a satisfactory environment for future occupants, including adequate provision for daylight, sunlight, privacy, garden space, storage and landscaped amenity areas.
- 6) The proposed development ensures satisfactory means of access for vehicles and pedestrians and provides parking facilities in accordance with the Council's approved standards.
- 7) The proposed development provides appropriate facilities for those with disabilities.
- 8) The design of new buildings and the layout of spaces, including footways and car parking areas, incorporates measures to deter crime.
- 9) The proposed development meets the requirements of statutory undertakers and service providers.
- 10) The proposed development does not create unacceptable traffic conditions on the surrounding road network and is located to reduce where possible the need to travel.
- 11) The development is planned and designed so as to have regard to water and energy conservation and to avoid or minimise pollution.
- 12) The application is accompanied where appropriate by a planning statement describing the environmental and physical impact of a proposal on a locality and any measures that will be undertaken to mitigate the impact.

Requests for statements under Criterion 12) will not exceed the requirements of the Environmental Assessment Regulations.

H14A Proposals to extend an existing dwelling in the Green Belt must comply with Policy EN1 and with the following criteria:

- 1) The existing dwelling was designed and originally constructed for residential use and built on permanent foundations on the site;
- 2) The “gross floor area” of the existing dwelling plus the “gross floor area” of the extension does not exceed the “gross floor area” of the “original” dwelling by more than 50%;
- 3) The proposed extension would not facilitate the creation of a separate residential unit;
- 4) The design of the extension is sympathetic and well articulated to the existing dwelling and does not result in a large, bulky or intrusive building in the landscape;
- 5) Extensions to mobile homes and buildings not designed for permanent residential use will not be permitted, neither will proposals to extend a converted dwelling;
- 6) Proposals to extend a replacement of an “original” dwelling will only be permitted if the “gross floor area” of the replacement dwelling plus the “gross floor area” of the extension does not exceed the “gross floor area” of the “original” building by more than 50%.

For the purposes of Policy H14A “gross floor area” of the “original” dwelling will be ascertained by external measurement and shall include any garage or domestic outbuilding (incidental to the enjoyment of the dwelling) within the curtilage of the dwelling, if any part of that building lies within 5m of any part of the dwelling. All habitable floorspace of the building will be included which is useable without major reconstruction.

“Original” means the dwelling and domestic outbuildings as existing on 1st July 1948; or if no dwelling existed on that date, then “original” means the dwelling as first built after 1st July 1948, i.e. excluding in either case any extensions or outbuildings built after 1st July 1948 or first completion.

#### **Sevenoaks Core Strategy adopted Feb 2011**

##### **Policy LO8 The Countryside and the Rural Economy.**

The extent of the Green Belt will be maintained.

The countryside will be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected and enhanced where possible. The distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings, will be conserved and enhanced. Particular regard will be given to the condition and sensitivity of the landscape character and securing the recommended landscape actions in the proposed SPD to ensure that all development conserves and enhances local landscape character and that appropriate mitigation is provided where damage to local character cannot be avoided.

Development that supports the maintenance and diversification of the rural economy, including development for agriculture, forestry, small scale business development and rural tourism projects, and the vitality of local communities will be supported provided it is compatible with policies for protecting the Green Belt, the Kent Downs and High Weald Areas of Outstanding Natural Beauty conserves and enhances the value and character of the District's woodland and the landscape character of other rural parts of the District and that it takes account of infrastructure requirements.

## Emerging Development Plan document

### Sevenoaks Allocations and Development Management Plan 2013

#### Policy GB1 - Limited Extension to Dwellings in the Green Belt

Proposals to extend an existing dwelling within the Green Belt which would meet the following criteria will be permitted:

- a) the existing dwelling is lawful and permanent in nature; and
- b) the design responds to the original form and appearance of the building and the proposed volume of the extension, taking into consideration any previous extensions, is proportional and subservient to the 'original' dwelling and does not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion; and

If the proposal is considered acceptable when considered against criteria a) and b), the following criterion will then be assessed and must also be met for the proposal to be considered appropriate:

- c) the applicant provides clear evidence that the total floorspace of the proposal, together with any previous extensions, alterations and outbuildings would not result in an increase of more than 50% above the floorspace of the "original" dwelling (measured externally) including outbuildings within 5m of the existing dwelling.

Planning applications that include the conversion of loft space through the addition only of roof lights will be permitted and will not be subject to the floorspace allowance in criterion c), provided there is no increase in volume or bulk to the existing building as result of the proposal. Proposals for loft conversions that include the addition of dormer windows or other alterations that create volume or bulk will be subject to criterion c).

## Design & Access Statement

### Use

The use as a single-family dwelling is not intended to change.

Pre-Application Advice: a pre application document was submitted in April 2014 and a Pre Application meeting was held at Sevenoaks Planning Offices on the 8th May 2014 with case officer Neal Thompson. Neal Thompson's letter is set out in the Appendix.

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# Areas

As well as obtaining as much of the Planning History and drawings as possible Miller Architects have done their own dimensional survey of the building. This has been used to calculate the as built size of the building and to reconcile this with the consented planning drawings. The last consent was SE/08/00308 dated 30th April 2008 (see Appendix for decision notice and drawings). The size of the ground floor did not change however the roof was amended to the north of the site.

Fig 1. The red line is drawn over the As Proposed drawings for SE/08/00308 and are superimposed on the as built drawings.

Fig 2. This shows the current, as built roof plan; essentially the roof does not change except the area clearly marked in red showing the extent of the previous extension.

It should also be noted that the consented scheme shows the building finishing on the boundary, the scheme as built left a space of 950mm wide between the building and the boundary.



Fig 1 - Composite drawing, for illustrative use only. Not to scale.

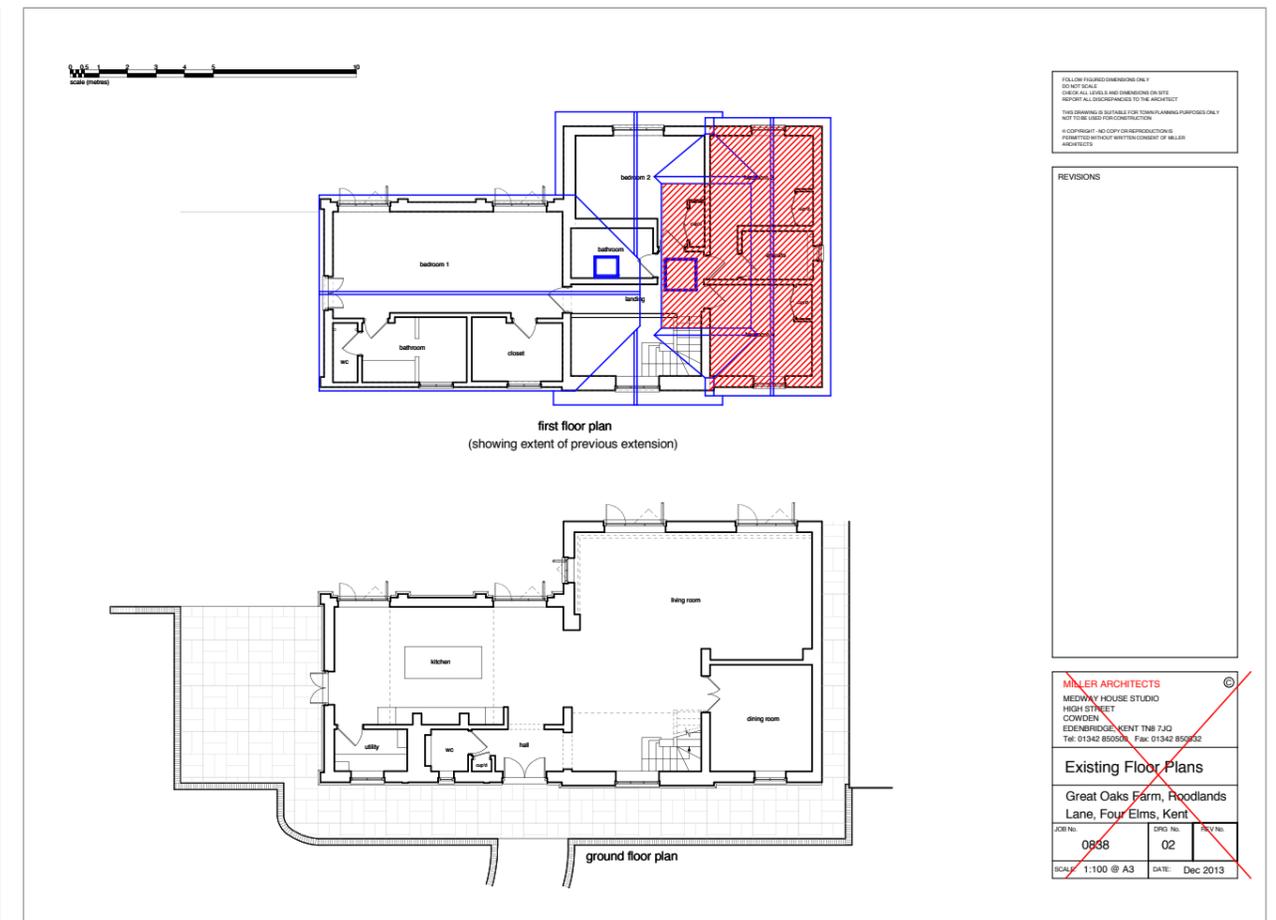


Fig 2 - Composite drawing, for illustrative use only. Not to scale.

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Proposed Views  
 Option 4

Great Oaks Farm, Roodlands Lane,  
 Four Elms, Kent TN8 6PG

|                 |                  |              |
|-----------------|------------------|--------------|
| JOB No.<br>0838 | DRG No.<br>19    | REV No.<br>b |
| SCALE: NTS      | DATE: April 2014 |              |

**In summary:**

The most recent consented extension increase we calculate at 44.02 m<sup>2</sup> (see Figure 1) which should give an as built area of 285.81 m<sup>2</sup>. However please note that the as built dimension is 277.15 m<sup>2</sup>. Due to the as built off set corridor from the north boundary this knocks 8.66 m<sup>2</sup> off the approved figure.

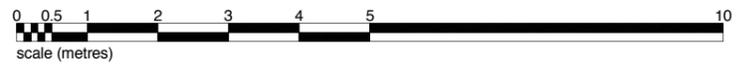
So given the above our value for the SE/08/00308 start point as built is 277.15 m<sup>2</sup>

The proposed garage area is: 41.84m<sup>2</sup>

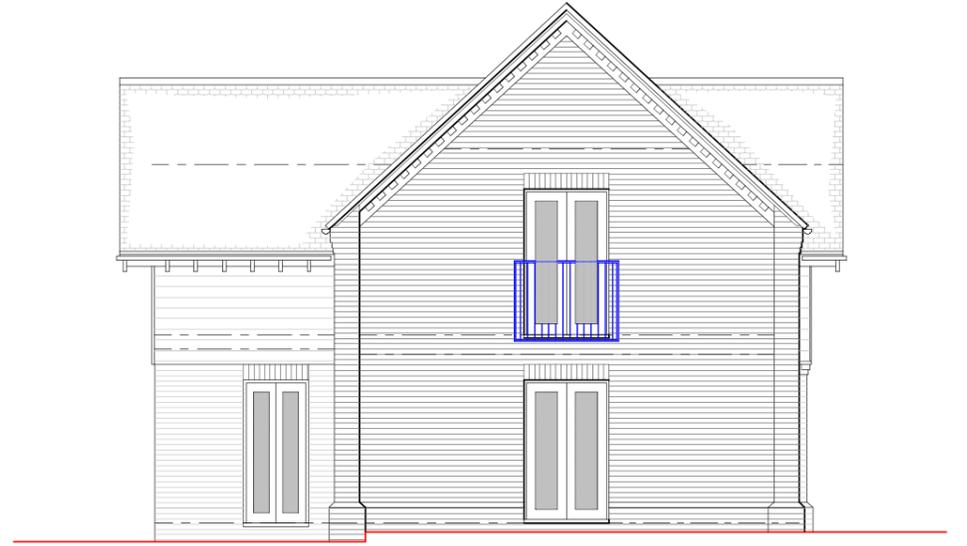
However this is more then 5 meters from the property and ancillary in function and design to the main building. Therefore it does not form part of the area calculation.

|   |                            |
|---|----------------------------|
| The proposed orangery area is:            | 13.53 m <sup>2</sup>       |
| The proposed utility area is:             | 21.77 m <sup>2</sup>       |
| The proposed porch area is:               | 2.15 m <sup>2</sup>        |
| <b>This gives a total of:</b>             | <b>37.45 m<sup>2</sup></b> |
| Area at SE/04/02691 (3rd March 2005) =    | 241.79 m <sup>2</sup>      |
| Area at SE/08/00308 (30th April 2008) =   | 277.15 m <sup>2</sup>      |
| Currently proposed further addition =     | 37.45 m <sup>2</sup>       |
| Total proposed increase from SE/04/02691= | 314.6 m <sup>2</sup>       |

This equates to a proposed 72.81 m<sup>2</sup> or 27% increase over the 2005 consent as built, with the 41.84 m<sup>2</sup> of the proposed garage excluded from the figures for reasons above.



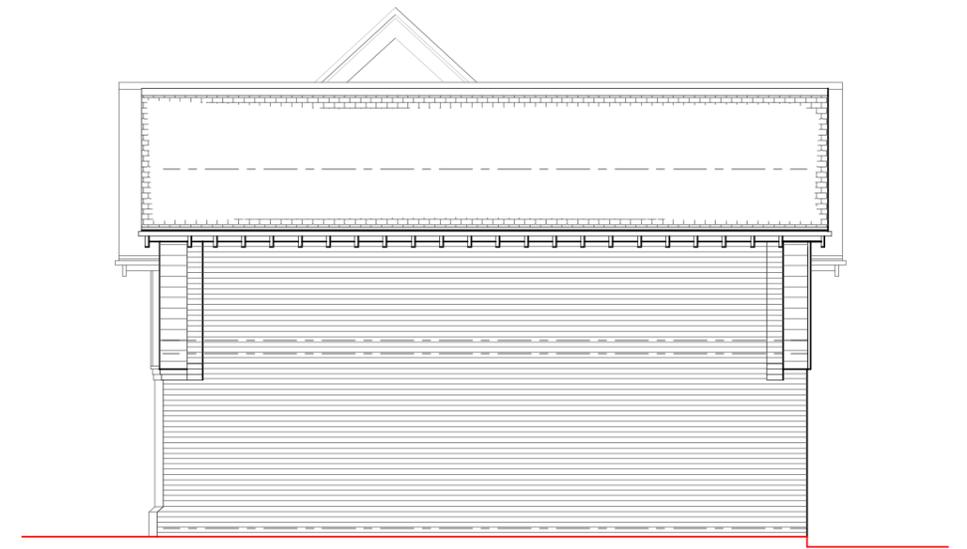
east elevation



south elevation



west elevation



north elevation

|                  |   |
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|  | <p>Great Oaks Farm, Roodlands Lane,<br/>Four Elms, Kent TN8 6PG</p> |                         | <p>SCALE: 1:100 @ A3</p> <p>DATE: Dec 2013</p> |                |

## Landscape

The existing hard standing to the front is not intended to change. The proposed buildings are placed so as to involve as little loss of garden as possible, around 40% of the proposed buildings are on existing hard standing. The rural and agricultural nature of the site and its buildings will be maintained and enhanced.

## Appearance and Design

The existing building is a charming example of a sensitively converted Kentish barn. The existing building uses red brick with decorative banding, painted timber cladding and red clay tiles, the proposal uses exactly the same palette of materials and deliberately replicates much of the existing detailing such as the decorative brick coursing. The extensions have been designed to appear as converted existing cart houses and stables. The buildings have been set back and step away from the front façade. The orangery has been placed to the rear, and designed to compliment the existing building. The garage and green house are detached and set well away from the main building but are architecturally matched to form part of an harmonious overall composition.

## Access

Will be as existing and unchanged to the main house, due to falls across the site steps are needed as indicated on plan.

## Summary

The extensions and detached out buildings have been carefully designed to compliment the rural agricultural nature of the existing building and to respect the openness of the green belt.





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Great Oaks Farm

Appendix

Mr & Mrs Mason  
C/O Miller Architect & Associated Ltd  
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Tel No: 01732 227000, Option 3  
Ask for: Neal Thompson  
Email: [planning.preapplication.advice@seve-noaks.gov.uk](mailto:planning.preapplication.advice@seve-noaks.gov.uk)  
My Ref: PA/14/00436  
Your Ref: SUSANNA MILLER  
Date: 8th May 2014

Dear Mr & Mrs Mason

**Pre-Application Advice Enquiry**

**Site:** Great Oaks Farm Roodlands Lane Four Elms KENT TN8 6PG

**Development:** Proposed Extension

I refer to the information you submitted on the 24th April 2014 and discussion during a meeting on 8 May 2014 in relation to the above development. I have considered your proposal and I have the following comments:

**Constraints**

Metropolitan Green Belt

**Planning History**

SE/04/02691/FUL - Alterations to form studio with residential accommodation from existing sculptors studio which included workshop area and garage (granted 23 February 2005).

SE/08/00308/FUL - Amendment to SE/04/02691/FUL. Repositioning of North wall, alterations to external doors and windows as amended by details received 23.04.08 (granted 29 April 2008) – *now referred to as the 2008 consent.*

**Background**

It is acknowledged that former agricultural buildings were approved to be converted under the above consents. It is noted in the pre-application submission that the 2008 consent was the permission which was implemented. This was confirmed in the meeting. This pre-application advice is provided on this assertion.

The 2008 consent (as well as the 2004 consent) removed permitted development rights at the property. This was to ensure control on any future development at the site.

**Appraisal**

**Green Belt**

Due to the sites position, I consider that the main consideration is the extensions impact on the Metropolitan Green Belt.

*National Planning Policy Guidance*

Current Government advice attaches great importance to Green Belts and that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence.

Paragraph 87 of the NPPF states that as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 continues and states when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. However relevant exceptions to this are:

- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Paragraph 79 states that the essential characteristics of Green Belts are their openness and permanence.

*Adopted Local Planning Policy Guidance*

Policy H14A states that proposals to extend an existing dwelling in the Green Belt must comply with policy EN1 and the following criteria:

- 1) The existing dwelling was designed and originally constructed for residential use and built on permanent foundations to the site;
- 2) The “gross floor area” of the existing dwelling plus the “gross floor area” of the extension does not exceed the “gross floor area” of the “original” dwelling by more than 50%;
- 3) The proposed extension would not facilitate the creation of a separate residential unit;
- 4) The design of the extension is sympathetic and well articulated to the existing dwelling and does not result in a large, bulky or intrusive building in the landscape;
- 5) Extensions to mobile homes and buildings not designed for permanent residential use will not be permitted, neither will proposals to extend a converted dwelling;

It is considered that the proposal is in accordance with criteria 3). However, the existing dwelling was not designed and originally constructed for residential use as it was previously agricultural buildings. The proposal is therefore technically not in accordance with criteria 1). In addition the proposal is to extend a converted dwelling (therefore not in accordance with criteria 5).

However, the NPPF is specific in stating that extending a building is acceptable provided that it does not result in disproportionate additions over and above the size of the original building. It is therefore considered that the NPPF supersedes criteria 1) and 5) of Policy H14A of the SDLP.

Nonetheless, criteria 2) and 4) continue to reflect useful local interpretations of disproportionate additions and are, at the time of discussion, continue to be relevant assessments to determine proportionality.

The Residential Extensions SPD provides specific design advice in terms of converted buildings. Paragraph 3.14 states that “within the District there are a number of dwellings in the countryside which have been converted from buildings originally in non-residential use, such as barns. Many of these rural buildings have a simple form such as a rectilinear floor plan which fits well with their original function and the character of the countryside, whilst others have an historic form and character which should be retained”. Paragraph 3.15 of the SPD also states that “the Council will seek to preserve the original form and character of these buildings”.

*Relevant Emerging Local Policy Guidance*

Proposals to extend an existing dwelling within the Green Belt which would meet the following criteria will be permitted:

- a) the existing dwelling is lawful and permanent in nature; and
- b) the design responds to the original form and appearance of the building and the proposed volume of the extension, taking into consideration of any previous extensions, is proportional and subservient to the ‘original’ dwelling and does not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion; and

If the proposal is considered to acceptable when considered against criteria a) and b), the following criterion will then be assessed and must also be met for the proposal to be considered appropriate:

- c) the applicant provides clear evidence that the total floorspace of the proposal, together with any previous extensions, alterations and outbuildings would not result in an increase of more than 50% above the floorspace of the ‘original’ dwelling (measured externally) including outbuildings within 5m of the existing dwelling.

*Assessment*

As discussed in the meeting, it is noted that after assessing the planning history of the site, when the original agricultural buildings were converted, they were also converted adding floor space to the original building. This was on the first floor and the extension incorporates bedroom 3 and ensuite and bedroom 4. In addition, assessing the original plans of the agricultural buildings, due to the eaves height, further floor area was also added. This incorporates parts of the landing, bedroom 2 and main bathroom.

I therefore conclude that the original building (i.e. the agricultural buildings) have already been extended by **62.1m<sup>2</sup>**. This is an *indicative* assessment and is not entirely accurate given the eaves height of the original building. However it does provide an indication in terms of floor area of previous extensions.

I have assessed therefore (again indicatively by hand) that minus this floor area that the original floor space of the buildings was approximately 204.68m<sup>2</sup>

I have indicatively calculated the floor areas of the proposed extensions:

|                                     |                     |
|-------------------------------------|---------------------|
| Porch                               | 2.1m <sup>2</sup>   |
| Utility Room                        | 18m <sup>2</sup>    |
| Orangery                            | 12.48 <sup>2</sup>  |
| Total                               | 32.58m <sup>2</sup> |
| Garage, tractor shed, greenhouse    | 57.34m <sup>2</sup> |
| Total Floorspace of all development | 89.92m <sup>2</sup> |

Given the original floor area (indicative) of 204.68m<sup>2</sup> and previous extensions (62.1m<sup>2</sup>) the proposed extensions are considered too large and will result in disproportionate additions to the original building (as outlined in table below):

|                     |                      |
|---------------------|----------------------|
| Original floorspace | 204.68m <sup>2</sup> |
| Previous extensions | 62.1m <sup>2</sup>   |
| Proposed extensions | 89.92m <sup>2</sup>  |
| Total extensions    | 152.02m <sup>2</sup> |
|                     |                      |
| Percentage increase | 74.27%               |

The proposal (as submitted) is therefore not considered to be in accordance with adopted national and local Plan policy, or emerging local plan policy. However, just the porch, utility room and orangery on their own would be considered acceptable in terms of proportionality. This is supported by the height of the structures compared to the scale of the converted building.

|                     |                      |
|---------------------|----------------------|
| Original floorspace | 204.68m <sup>2</sup> |
| Previous extensions | 62.1m <sup>2</sup>   |
| Proposed extensions | 32.58m <sup>2</sup>  |
| Total extensions    | 94.68m <sup>2</sup>  |
|                     |                      |
| Percentage increase | 46.2%                |

In terms of design, scale and bulk, it is considered, in isolation, that the utility room and orangery will reflect the traditional style and appearance of the agricultural building and will be in accordance with Policy SP1 of the Sevenoaks District Core Strategy and crucially, the design guidance set out in the Residential Extensions SPD.

#### *Other Options*

At the meeting it was discussed that if the proposed extensions (together with the extensions that were built when the building was converted) were not in accordance with Green Belt extension policy, the potential for a detached garage could be feasible. This is because the Council is now giving significant weight to the following emerging plan policy of the Allocation and Development Management Plan:

*Policy GB3 - Residential Outbuildings in the Green Belt: - Proposals for residential outbuildings, within the curtilage of an existing dwelling in the Green Belt, will be treated as an extension under Policy GB1 if the proposed outbuilding would be located within 5m of the existing dwelling. Outbuildings located more than 5m from the existing dwelling will be permitted where the building, including the cumulative impact of other outbuildings and extension within the curtilage of the dwelling, would be ancillary to the*

*main dwelling in terms of function and design and would not materially harm the openness of the Green Belt through excessive bulk or visual intrusion.*

The provision of the double garage, beyond 5 metres from the converted building would not harm the openness of the Green Belt. It was noted in the meeting that due to the lie of the land, it would also be set lower topographically which would also reduce its visual intrusion in the landscape. It would also be set back from the road.

In terms of design, it is considered that the double garage reflects an agricultural style and it is welcomed that the proposed materials reflect the converted dwelling.

With regards to the tractor shed and greenhouse, it is considered that the provision of the greenhouse would be acceptable, but due to the size of previous extensions on the dwelling, cumulatively the tractor shed would be unacceptable.

#### *Residential Amenity*

Due to the extensions location and single storey design, it is not considered that the proposals will impact the adjacent neighbours at Little Blackmoor Barn.

In addition due to the distance of the property from 3 Blackmoor Cottages it is not considered that the extension will harm the amenity of these occupiers. Nonetheless the terrace will face onto these properties. However due to the distance 25 metres and the fact that it will be largely concealed by the pitched roof of the extension, it is not considered that this will overlook this adjacent dwelling.

#### *Trees*

The site is not in a Conservation Area nor are there any tree preservation orders on the site. It was discussed during the meeting that the proposal is unlikely to impact on any significant trees on the site.

Any advice given by council officers for pre-application enquiries does not constitute a formal response or decision of the Council with regards to future planning application.

Any views or opinions expressed are given without prejudice to the consideration of any planning application, which will be subject to public consultation and statutory / non-statutory consultations, and the formal decision of the Council.

I would recommend that you research all relevant policies and guidance and consider how they apply to your proposal, before submitting any planning application.

You should therefore be aware that officers cannot give guarantees about the final formal decision that will be made on your planning or related applications. However, the pre-application advice will be taken into account in the determination of the future planning related applications, subject to the proviso that circumstances and information may change or come to light that could alter the position.

In addition, it should be noted that if the planning application is delayed for a significant period then any pre-application advice may be overtaken by changes in national, regional or local policy and guidance.

Yours sincerely,

Neal Thompson  
Case Officer

Property History For Site  
Reference: 88/00244/HIST



|                            |   |
|----------------------------|---|
| <b>Case Number:</b>        | 88/00244/HIST   |
| <b>Site Address:</b>       | Blackmoor Farm Roodlands Lane Four Elms Edenbridge Kent TN8 6PG                     |
| <b>Proposal:</b>           | Renewal of application SE/85/00040. Change of use of buildings to sculptors studio. |
| <b>Determination Date:</b> |   |

**Planning History**

| Application No. | Proposal  | Status | Date       |
|-----------------|---|--------|------------|
| 91/00777/HIST   | Permanent use of buildings as sculptors studio(renewal of temporary planning permission SE/88/244)                      | GRANT  | 27/06/1991 |
| 08/01726/FUL    | Erection of stables, hay barn and tack room. Amended plans received 29.08.2008 re location of stables, size and height. | REFUSE | 08/09/2008 |
| 08/03147/FUL    | Erection of stables, hay barn and tack room.  | REFUSE | 14/01/2009 |
| 88/00244/HIST   | Renewal of application SE/85/00040. Change of use of buildings to sculptors studio.                                     | GRANT  | 06/04/1988 |
| 80/01626/HIST   | ALTERATIONS, CONVERSION AND USE OF EXISTING FARM BUILDINGS FOR 2 SEPARATE DWELLING UNITS AND CONSTRUCTION OF CESSPOOLS  | REFUSE | 19/12/1980 |

**Appeal History**

| Application No. | Proposal | Status | Date |
|-----------------|----------|--------|------|
|-----------------|----------|--------|------|

**Enforcement History**

| Application No. | Proposal | Status | Date |
|-----------------|----------|--------|------|
|-----------------|----------|--------|------|

**Building Control History**

| Application No. | Proposal                             | Status | Date       |
|-----------------|--------------------------------------|--------|------------|
| 08/01828/OTH    | Conversion of Barn into New Dwelling | BCO    | 15/05/2008 |
| COMP/13/02519   | New installation (New Build)         | BCO    |            |

Property History For Site  
Reference: 88/00244/HIST



*Property History For Site - Correct on 23/10/2013*

Property History For Site  
Reference: 05/01798/FUL



|                            |   |
|----------------------------|---|
| <b>Case Number:</b>        | 05/01798/FUL  |
| <b>Site Address:</b>       | Blackmoor Barn Roodlands Lane Four Elms Edenbridge Kent TN8 6PG |
| <b>Proposal:</b>           | Conversion of existing barns into separate dwelling.            |
| <b>Determination Date:</b> | 8th September 2005  |

**Planning History**

| Application No. | Proposal  | Status | Date       |
|-----------------|---|--------|------------|
| 04/02691/FUL    | Alterations to form studio with residential accommodation from existing sculptors studio which included workshop area and garage.             | GRANT  | 03/03/2005 |
| 05/01798/FUL    | Conversion of existing barns into separate dwelling.  | GRANT  | 19/10/2005 |
| 07/00556/DETAIL | Details pursuant to condition 2 (materials) condition 3 (Soft landscaping) of Planning Permission SE/05/01798/FUL                             | GRANT  | 28/03/2007 |
| 07/00560/DETAIL | Details pursuant to condition 12 (joinery) of Planning Permission SE/05/01798/FUL   | GRANT  | 28/03/2007 |
| 07/00561/DETAIL | Details pursuant to condition 15 (drainage) of Planning Permission SE/05/00561/FUL  | REFUSE | 02/05/2007 |
| 07/00562/DETAIL | Details pursuant to condition 17 (insulation) of Planning Permission SE/04/02691/FUL  | WDN    | 09/03/2007 |
| 07/00563/DETAIL | Details pursuant to condition 14 (bat survey) of Planning Permission SE/05/01798/FUL  | GRANT  | 28/03/2007 |
| 08/00308/FUL    | Amendment to SE/04/02691/FUL. Repositioning of North wall, alterations to external doors and windows as amended by details received 23.04.08. | GRANT  | 30/04/2008 |
| 88/00244/HIST   | Renewal of application SE/85/00040. Change of use of buildings to sculptors studio.   | GRANT  | 06/04/1988 |
| 09/01079/DETAIL | Details pursuant to condition 15 (drainage) of SE/05/01798/FUL  | GRANT  | 29/05/2009 |

Property History For Site  
Reference: 05/01798/FUL



|               |   |        |            |
|---------------|---|--------|------------|
| 85/00040/HIST | CHANGE OF USE OF BUILDINGS TO SCULPTORS STUDIO  | GRANT  | 03/04/1985 |
| 81/00484/HIST | RETENTION AND CONTINUED USE OF EXISTING AGRICULTURAL BUILDINGS FOR THE MAINTENANCE AND REPAIR OF AGRICULTURAL MACHINERY | GRANT  | 24/06/1981 |
| 80/01626/HIST | ALTERATIONS, CONVERSION AND USE OF EXISTING FARM BUILDINGS FOR 2 SEPARATE DWELLING UNITS AND CONSTRUCTION OF CESSPOOLS  | REFUSE | 19/12/1980 |

**Appeal History**

| Application No. | Proposal | Status | Date |
|-----------------|----------|--------|------|
|-----------------|----------|--------|------|

**Enforcement History**

| Application No. | Proposal            | Status | Date       |
|-----------------|---------------------|--------|------------|
| 09/00406/OPDEV  | Enforcement Enquiry | CLOSED | 23/05/2009 |

**Building Control History**

| Application No. | Proposal  | Status | Date       |
|-----------------|---|--------|------------|
| 07/00763/OTH    | Conversion of barn to residential dwelling  | BCO    | 08/03/2007 |
| 07/03990/NICEIC | New consumer unit Detached shed garage or greenhouse New installation rewire or partial rewire Dwelling house | BCO    |            |

*Property History For Site - Correct on 23/10/2013*

Strategic Services Director :  
Jean Morgan



Mr Z Zaltzman  
c/o Lambert And Foster  
77 Commercial Road  
Paddock Wood  
Tonbridge  
Kent  
TN12 6DS

SE/04/02691/FUL  
Valid on 28th October 2004

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER  
1995 (AS AMENDED)**

**GRANT OF PLANNING PERMISSION**

**Site :** The Barn, Blackmoor Farm Four Elms Edenbridge Kent  
**Development :** Alterations to form studio with residential accommodation from existing sculptors studio which included workshop area and garage

Sevenoaks District Council, as the District Planning Authority, pursuant to powers in the above mentioned Act and Order, HEREBY GRANTS PLANNING PERMISSION for the development described above, to be carried out in accordance with the application and plans submitted therewith, SUBJECT TO THE CONDITIONS set out below :-

1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

*In pursuance of section 91 of the Town and Country Planning Act 1990.*

2 No development shall be carried out on the land until samples of any materials to be used in the construction of the external surfaces of the conversion hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

*To maintain the integrity and character of the building as supported by Policy EN1 of the Sevenoaks District Local Plan.*

3 No development shall be carried out on the land until full details of soft landscape works have been submitted to and approved in writing by the Council. Those details shall include: -planting plans (identifying existing planting, plants to be retained and new planting); -a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); and -a programme of implementation.

*To safeguard the visual appearance of the area as supported by Policy EN1 of the Sevenoaks District Local Plan.*

4 The soft landscape works shall be carried out before the building is first occupied. The landscape works shall be carried out in accordance with the approved details.

*To safeguard the visual appearance of the area as supported by EN1 of the Sevenoaks District Local Plan.*

5 If within a period of 5 years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

*To safeguard the visual appearance of the area as supported by Policy EN1 of the Sevenoaks District Local Plan.*

6 All soil and waste pipes shall be constructed within the building.

*To safeguard the rural character of the converted building as supported by Policy H12 of the Sevenoaks District Local Plan.*

7 All telecommunications and electricity supply cables within the site shall be located underground.

*To safeguard the rural character of the converted building as supported by Policy H12 of the Sevenoaks District Local Plan.*

8 No aerials or satellite dishes shall be fixed externally to any of the buildings, despite the provisions of any Development Order.

*To safeguard the rural character of the converted building as supported by Policy H12 of the Sevenoaks District Local Plan.*

9 No boundary walls, fences or other means of enclosure other than those shown on the plans hereby approved shall be erected on the site boundary, despite the provisions of any Development Order.

*To safeguard the rural character of the converted building and landscape as supported by Policy H12 of the Sevenoaks District Local Plan.*

10 No windows or other openings shall be inserted at any time in any elevations or roof of the converted building other than those shown on the plans hereby approved, despite provisions of any Development Order.

*To safeguard the rural character of the converted building as supported by Policy H12 of the Sevenoaks District Local Plan.*

11 No extension or external alterations shall be carried out to the hereby approved, despite the provisions of any Development Order.

*To safeguard the rural character of the converted building as supported by Policy H12 of the Sevenoaks District Local Plan.*

12 No extension or external alterations shall be carried out to the dwelling hereby approved, despite the provisions of any Development Order.

*To safeguard the rural character of the converted building as supported by Policy H12 of the Sevenoaks District Local Plan.*

13 No building, enclosure or swimming pool, shall be erected within the curtilage of the dwelling hereby approved, despite the provisions of any Development Order.

*To safeguard the rural character of the converted building as supported by Policy H12 of the Sevenoaks District Local Plan.*

14 The garage shown on the approved plan DRG No. 1667/P/02 shall be provided and kept available for such use at all times and no permanent development shall be carried out on the land so shown or in such a position as to preclude vehicular access to the garage.

*To ensure a permanent retention of vehicle parking for the property as supported by Policy EN1 of the Sevenoaks District Local Plan.*

15 Notwithstanding the fenestration and details of the doors shown on the submitted plans, full details of fenestration and doors at a scale of not less than 1:20 shall be submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved details

*To safeguard the rural character of the converted building as supported by Policy H12 of the Sevenoaks District Local Plan.*

16 No development shall take place until full details of the proposed foul and surface water drainage systems have been submitted to and approved in writing by the Council. Any approved scheme shall be completed to the written satisfaction of the Council prior to the commencement of the development.

*No details have been submitted.*

17 No development shall take place until details of noise insulation for the party wall shall be submitted to and approved by the council. The development shall be carried out in accordance with the approved details.

*To safeguard the residential amenity of the dwelling.*

18 The permission hereby granted does not authorise the demolition in whole or in part and rebuilding of any of the building to be converted.

*To define the permission*

19 No works shall commence until a Bat Activity Survey is carried out in summer months to access whether there are any bat colonies in the buildings. In the event that bat colonies are found, details of the conversion of the buildings indicating how the colonies are to be preserved shall be submitted to the council for approval in writing. The development shall be carried out in accordance with the approved details.

*In order to protect endangered species*

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**In determining this application, the Local Planning Authority has had regard to the following Development Plan Policies:**

Kent Structure Plan (1996) - Policies ENV1, RS1, RS5  
Sevenoaks District Local Plan - Policies GB2, H12, EN1, VP1

**The following is a summary of the main reasons for the decision:**

The development is considered to be appropriate development within the Metropolitan Green Belt.

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The development represents an acceptable re-use and conversion of an existing rural building.

*Jean Morgan.*

Jean Morgan  
Strategic Services Director

Dated: 3rd March 2005



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Community and Planning Services Director:  
Kristen Paterson



Mr Peter Austen  
C/o Andrew Boakes Assoc. Ltd  
8 Tonbridge Chambers  
Pembury Road  
Tonbridge  
TN9 2HZ

SE/05/01798/FUL  
Valid on 14th July 2005

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER  
1995 (AS AMENDED)**

**GRANT OF PLANNING PERMISSION**

**Site :** Little Blackmoor Four Elms Edenbridge Kent TN8 6PG  
**Development :** Conversion of existing barns into separate dwelling.

Sevenoaks District Council, as the District Planning Authority, pursuant to powers in the above mentioned Act and Order, HEREBY GRANTS PLANNING PERMISSION for the development described above, to be carried out in accordance with the application and plans submitted therewith, SUBJECT TO THE CONDITIONS set out below :-

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

*In pursuance of section 91 of the Town and Country Planning Act 1990.*

2 No development shall be carried out on the land until samples of any new materials to be used in the works to the external surfaces of the conversion hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

*To maintain the integrity and character of the building as supported by Policy EN1 of the Sevenoaks District Local Plan.*

3 No development shall be carried out on the land until full details of soft landscape works have been submitted to and approved in writing by the Council. Those details shall include: -planting plans (identifying existing planting, plants to be retained and new planting); -a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); and -a programme of implementation.

*To safeguard the visual appearance of the area as supported by Policy EN1 of the Sevenoaks District Local Plan.*

4 The soft landscape works shall be carried out before the building is first occupied. The landscape works shall be carried out in accordance with the approved details.

*To safeguard the visual appearance of the area as supported by EN1 of the Sevenoaks District Local Plan.*

5 If within a period of 5 years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

*To safeguard the visual appearance of the area as supported by Policy EN1 of the Sevenoaks District Local Plan.*

6 A soil and waste pipes shall be constructed within the building.

*To safeguard the rural character of the converted building as supported by Policy H12 of the Sevenoaks District Local Plan.*

7 A telecommunications and electricity supply cables within the site shall be located underground.

*To safeguard the rural character of the converted building as supported by Policy H12 of the Sevenoaks District Local Plan.*

8 No aerials or satellite dishes shall be fixed externally to any of the buildings, despite the provisions of any Development Order.

*To safeguard the rural character of the converted building as supported by Policy H12 of the Sevenoaks District Local Plan.*

9 No windows or other openings shall be inserted at any time in any elevations or roof of the converted building other than those shown on the plans hereby approved, despite provisions of any Development Order.

*To safeguard the rural character of the converted building as supported by Policy H12 of the Sevenoaks District Local Plan.*

10 No extension or external alterations shall be carried out to the dwelling hereby approved, despite the provisions of any Development Order.

*To safeguard the rural character of the converted building as supported by Policy H12 of the Sevenoaks District Local Plan.*

11 No building, enclosure or swimming pool, other than those shown on the approved plans, shall be erected within the curtilage of the dwelling hereby approved, despite the provisions of any Development Order.

*To safeguard the rural character of the converted building as supported by Policy H12 of the Sevenoaks District Local Plan.*

12 Prior to the commencement of works full details of fenestration and doors at a scale of not less than 1:20 shall be submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved details

*To safeguard the rural character of the converted building as supported by Policy H12 of the Sevenoaks District Local Plan.*

13 The permission hereby granted does not authorise the demolition in whole or in part and rebuilding of any of the building to be converted.

*To define the permission.*

14 No works shall commence until a Bat Activity Survey is carried out in summer months to access whether there are any bat colonies in the buildings. In the event that bat colonies are found, details of the conversion of the buildings indicating how the colonies are to be preserved shall be submitted to the council for approval in writing. The development shall be carried out in accordance with the approved details.

*In order to protect endangered species.*

15 No development shall take place until full details of the proposed foul and surface water drainage systems have been submitted to and approved in writing by the Council. Any approved scheme shall be completed to the written satisfaction of the Council prior to the commencement of the development.

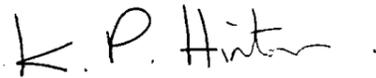
*To avoid overload of any existing drainage systems and to meet sustainability and environmental objectives.*

In determining this application, the Local Planning Authority has had regard to the following Development Plan Policies:

Kent Structure Plan (1996) - Policies MGB3, RS1, RS5, ENV15  
Sevenoaks District Local Plan - Policies GB2, GB3A, H12, EN1,

The development represents an acceptable re-use and conversion of an existing rural building.

The development would not have an unacceptable impact on the residential amenities of nearby dwellings.



Kelvin Hinton  
Head of Development Services

Dated: 19th October 2005

**SEVENOAKS DISTRICT COUNCIL**  
**TOWN AND COUNTRY PLANNING ACTS**

**REGISTER OF APPLICATIONS**

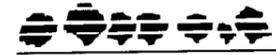
APPLICATION : SE/05/01798/FUL      VALID : 14.07.05      MAP REF E : 547697  
N : 148198

APPLICANT      Mr Peter Austen

PROPOSAL      Conversion of existing barns into separate dwelling.

LOCATION      Little Blackmoor Four Elms Edenbridge Kent TN8 6PG

Community and Planning Services Director:  
Kristen Paterson



**Sevenoaks**  
DISTRICT COUNCIL

SE/08/00308/FUL  
Valid on 12th February 2008

Mr C Attwater  
The Old Saw Mill  
Long Mill Lane  
Platt  
Sevenoaks  
TN15 8QJ

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)  
ORDER 1995 (AS AMENDED)**

**GRANT OF PLANNING PERMISSION**

**Site :** Blackmoor Barn Roodlands Lane Four Elms Edenbridge Kent TN8  
6PG

**Development :** Amendment to SE/04/02691/FUL. Repositioning of North wall,  
alterations to external doors and windows as amended by details  
received 23.04.08.

Sevenoaks District Council, as the District Planning Authority, pursuant to powers in  
the above mentioned Act and Order, HEREBY GRANTS PLANNING PERMISSION  
for the development described above, to be carried out in accordance with the  
application and plans submitted therewith,

**SUBJECT TO THE CONDITIONS set out below :-**

1) The development hereby permitted shall be begun before the expiration of  
three years from the date of this permission.

*In pursuance of section 91 of the Town and Country Planning Act 1990.*

2) The soft landscape works indicated on plan received 23.04.08 shall be carried  
out before the building is first occupied.

*To safeguard the visual appearance of the area as supported by EN1 of the  
Sevenoaks District Local Plan*

3) If within a period of 5 years from the completion of the development, any of the  
trees or plants that form part of the approved details of soft landscaping die, are  
removed or become seriously damaged or diseased then they shall be replaced in  
the next planting season with others of similar size and species.

*To safeguard the visual appearance of the area as supported by Policy EN1 of the*

*Sevenoaks District Local Plan*

4) Before the use or occupation of the development hereby permitted, all soil and  
waste pipes shall be constructed within the building.

*To safeguard the rural character of the converted building as supported by Policy  
H12 of the Sevenoaks District Local Plan.*

5) Before the use or occupation of the development hereby permitted, all  
telecommunications and electricity supply cables within the site shall be located  
underground.

*To safeguard the rural character of the converted building as supported by Policy  
H12 of the Sevenoaks District Local Plan.*

6) No aerials or satellite dishes shall be fixed externally to any of the buildings,  
despite the provisions of any Development Order.

*To safeguard the rural character of the converted building as supported by Policy  
H12 of the Sevenoaks District Local Plan.*

7) No boundary walls, fences or other means of enclosure shall be erected on the  
site boundary, despite the provisions of any Development Order.

*To safeguard the rural character of the converted building as supported by Policy  
H12 of the Sevenoaks District Local Plan.*

8) No windows or other openings shall be inserted at any time in any elevations or  
roof of the converted building other than those shown on the plans hereby approved,  
despite provisions of any Development Order.

*To safeguard the rural character of the converted building as supported by Policy  
H12 of the Sevenoaks District Local Plan.*

9) No extension or external alterations shall be carried out to the hereby  
approved, despite the provisions of any Development Order

*To safeguard the rural character of the converted building as supported by Policy  
H12 of the Sevenoaks District Local Plan.*

10) No building, enclosure or swimming pool, other than those shown on the  
approved plans, shall be erected within the curtilage of the dwelling hereby  
approved, despite the provisions of any Development Order.

*To safeguard the rural character of the converted building as supported by Policy  
H12 of the Sevenoaks District Local Plan.*

11) The two parking spaces and associated turning area shown on the plans  
hereby approved shall be provided and kept available for such use at all times and  
no permanent development shall be carried out on the land so shown or in such a

position as to preclude vehicular access to the parking spaces.

*To ensure a permanent retention of vehicle parking for the property as supported by Policy EN1 of the Sevenoaks District Local Plan.*

12) The permission hereby granted does not authorise the demolition in whole or in part and rebuilding of the building to be converted with the exception of the north wall of the existing garage.

*To define the permission.*

13) Prior to commencement of the use of the new vehicular access details of the pruning and cutting back of the existing front hedges shall be submitted to and approved in writing by the Council. The front hedge shall be maintained in accordance with the approved details.

*To ensure adequate visibility when entering and leaving the new access onto Roodlands Lane in the interests of highway safety as supported by policy VP1 of the Sevenoaks District Local Plan.*

**In determining this application, the Local Planning Authority has had regard to the following Development Plan Policies:**

Kent & Medway Structure Plan (2006) - Policies ENV1, RS1, RS5  
Sevenoaks District Local Plan - Policies GB2, H12, EN1, VP1

**The following is a summary of the main reasons for the decision:**

The development is considered to be appropriate development within the Metropolitan Green Belt.

The development represents an acceptable re-use and conversion of an existing rural building.



Gillian Macinnes  
Head of Development Services

DATED THIS: 30th day of April 2008

**INFORMATIVES**

1 You are reminded that should bats be found to exist in the building you should stop work immediately and seek the advice of Natural England.

**From:** Robert Mason <[rlcmason@hotmail.com](mailto:rlcmason@hotmail.com)>  
**Subject:** RE: MA 838 Great Oaks Farm PA/13/00678  
**Date:** 15 November 2013 16:25:29 GMT  
**To:** Susanna Miller <[susanna@miller-architects.co.uk](mailto:susanna@miller-architects.co.uk)>

Dear Susanna,

It's disappointing that the pre app was given without considering the planning history, given that Ben took some time to respond to my query and I specifically asked whether I would be allowed to build a garage as I was considering buying the property. His advice was that I did not need to hold the meeting with him and that I could rely on the advice given!

Can we meet up as you suggest to consider the planning options. My ideal would be to have i) an extension on the side of the kitchen, probably like the one shown on the [primeoak.co.uk](http://primeoak.co.uk) website, with a single storey orangery type building ii) a double garage/barn separated from the house (does this qualify as an extension under NPPF?) and iii) a porch outside the front door. Perhaps you can consider these issues before our meeting.

We are back from Spain on the 27th November. Would a meeting on either Friday 29th November or any day the following week except for Tuesday 3rd December be convenient?

Kind regards

Jean and Robert

---

**From:** [susanna@miller-architects.co.uk](mailto:susanna@miller-architects.co.uk)  
**Subject:** Fwd: MA 838 Great Oaks Farm PA/13/00678  
**Date:** Fri, 15 Nov 2013 15:36:18 +0000  
**CC:** [robin@miller-architects.co.uk](mailto:robin@miller-architects.co.uk); [barry@miller-architects.co.uk](mailto:barry@miller-architects.co.uk)  
**To:** [rlcmason@hotmail.com](mailto:rlcmason@hotmail.com)

Dear Robert

Please see forwarded email. As you will see your pre app advice was given without previous planning history being considered.  
Shall we meet to consider your options when you return from holiday?

with kind regards

Susanna

Susanna Miller  
for Miller Architects

BA(Hons)Arch, Dip Arch, Dip Historic Building Conservation, RIBA

[susanna@miller-architects.co.uk](mailto:susanna@miller-architects.co.uk)

Mob: 07976329628



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**From:** Ben Phillips <[Ben.Phillips@sevenoaks.gov.uk](mailto:Ben.Phillips@sevenoaks.gov.uk)>  
**Subject:** RE: MA 838 Great Oaks Farm PA/13/00678  
**Date:** 15 November 2013 14:47:58 GMT  
**To:** 'Susanna Miller' <[susanna@miller-architects.co.uk](mailto:susanna@miller-architects.co.uk)>

Susanna

It appears that the planning permission to convert the barn into living accommodation (08/00308 under 'Blackmoor Barn' ) condition 9 and 10 removed permitted development rights for extensions and outbuildings. Therefore any additions to the barn, such as a porch, or a garage building would require planning permission.

The NPPF allows for extensions to buildings in the Green Belt as long as they are not materially larger than the existing. Any extension should be of course well designed etc.

In terms of outbuildings however there is no provision in the NPPF and therefore they are inappropriate. Unless a similar structure is removed as part of VSC or an existing outbuilding is extended (and 'not materially larger') then we would not support such a proposal.

Regards

Ben

**From:** Susanna Miller [<mailto:susanna@miller-architects.co.uk>]  
**Sent:** 11 November 2013 07:33  
**To:** Ben Phillips  
**Cc:** Robert Mason; Barry Milton  
**Subject:** Fwd: MA 838 Great Oaks Farm PA/13/00678

Dear Ben,

I hope this email finds you well.

I understand that you have given some Pre App advice at this property, the code is PA/13/00678. I have requested the planning history for the site from Sevenoaks Planning information department as it did not seem to be very on the website- I have appended this to this email. In summary it would appear that 08/00308/FULL was the last consent. I would draw your attention to conditions 9 and 10

the last consent, I would draw your attention to conditions 9 and 10.

My client has 3 questions:

- 1, is the advice in your pre app given with the benefit of researching the planning history for the site? if not would the advice change on a review of the attached history?
- 2, if 08/00308/FULL was the last consent for this site do Conditions 9 and 10 effectively embargo PD rights?
- 3, is it possible to apply to vary conditions 9 and 10 should the client wish to do so?

I would be grateful if you were able to get back to us this week as there is some urgency in this matter,  
do not hesitate to give me a ring if you have any questions or comments,  
with kind regards  
Susanna



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with kind regards  
Susanna

Susanna Miller  
for Miller Architects

BA(Hons)Arch, Dip Arch, Dip Historic Building Conservation, RIBA

[susanna@miller-architects.co.uk](mailto:susanna@miller-architects.co.uk)

Mob: 07976329628

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Mr & Mrs Mason  
Great Oaks Farm  
Roodlands Lane  
Four Elms  
KENT  
TN8 6PG

Tel No:  
01732 227000, Option 3

Ask for:  
Ben Phillips

Email:  
planning.preapplication.advice@sevenoaks.gov.uk

My Ref:  
PA/13/00678

Your Ref:

Date:  
12th July 2013

Dear Mr & Mrs Mason

Pre-Application Advice Enquiry

Site:

Great Oaks Farm Roodlands Lane Four Elms KENT TN8 6PG

Development:

Meeting for a proposed garage.

I refer to the information you submitted on the 21st June 2013 in relation to the above development. I have considered your proposal and I have the following comments:

Firstly, permitted development rights (development which does not require planning permission) allows for garages/outbuildings to be constructed as long as they comply with the following criteria (Class E of Part 1 of the Town and Country Planning (General Permitted Development) Order 2008):

- No outbuilding on land forward of a wall forming the principal elevation.*
- Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof or three metres for any other roof.*
- Maximum height of 2.5 metres in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwellinghouse.*

- No verandas, balconies or raised platforms.*
- No more than half the area of land around the "original house"\* would be covered by additions or other buildings.*

As such, (and as the property is not located within an Area of Outstanding Natural Beauty), a garage of 6m x 6m, located behind the front elevation of the dwelling should not require planning permission as long as it complies with the height restrictions above.

Should the proposed garage not comply with this criteria, then planning permission would be required.

This property is located within the Green Belt. As such, strict policies of constraint apply.

The National Planning Policy Framework does not specifically allow for new outbuildings within the Green Belt and therefore any new garage (requiring planning permission) must either replace an existing outbuilding (as very special circumstances), extend an existing outbuilding or be attached to the house so that it is treated as an extension rather than a new outbuilding. .

Finally, given that you have paid for a meeting, if you are content with this advice and do not now wish to have a formal meeting then we will of course refund the money that you have paid. Please confirm your wishes via email.

Any advice given by council officers for pre-application enquiries does not constitute a formal response or decision of the Council with regards to future planning application.

Any views or opinions expressed are given without prejudice to the consideration of any planning application, which will be subject to public consultation and statutory / non-statutory consultations, and the formal decision of the Council.

I would recommend that you research all relevant policies and guidance and consider how they apply to your proposal, before submitting any planning application.

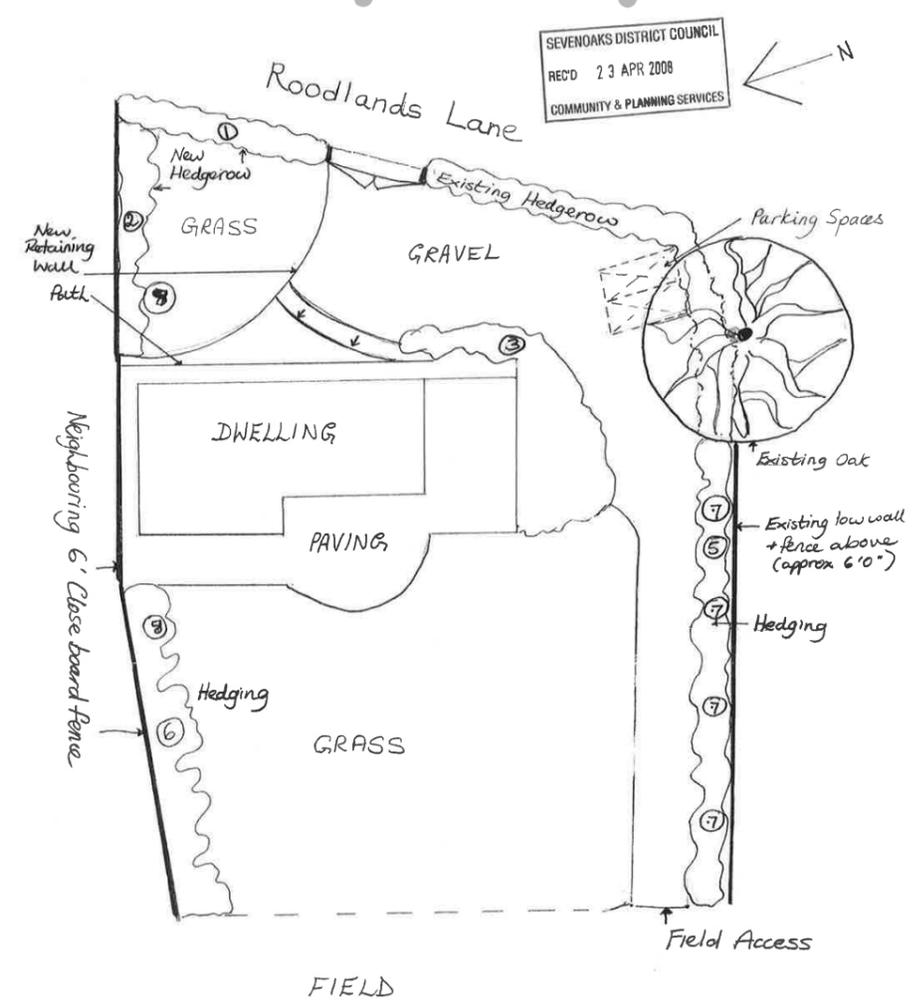
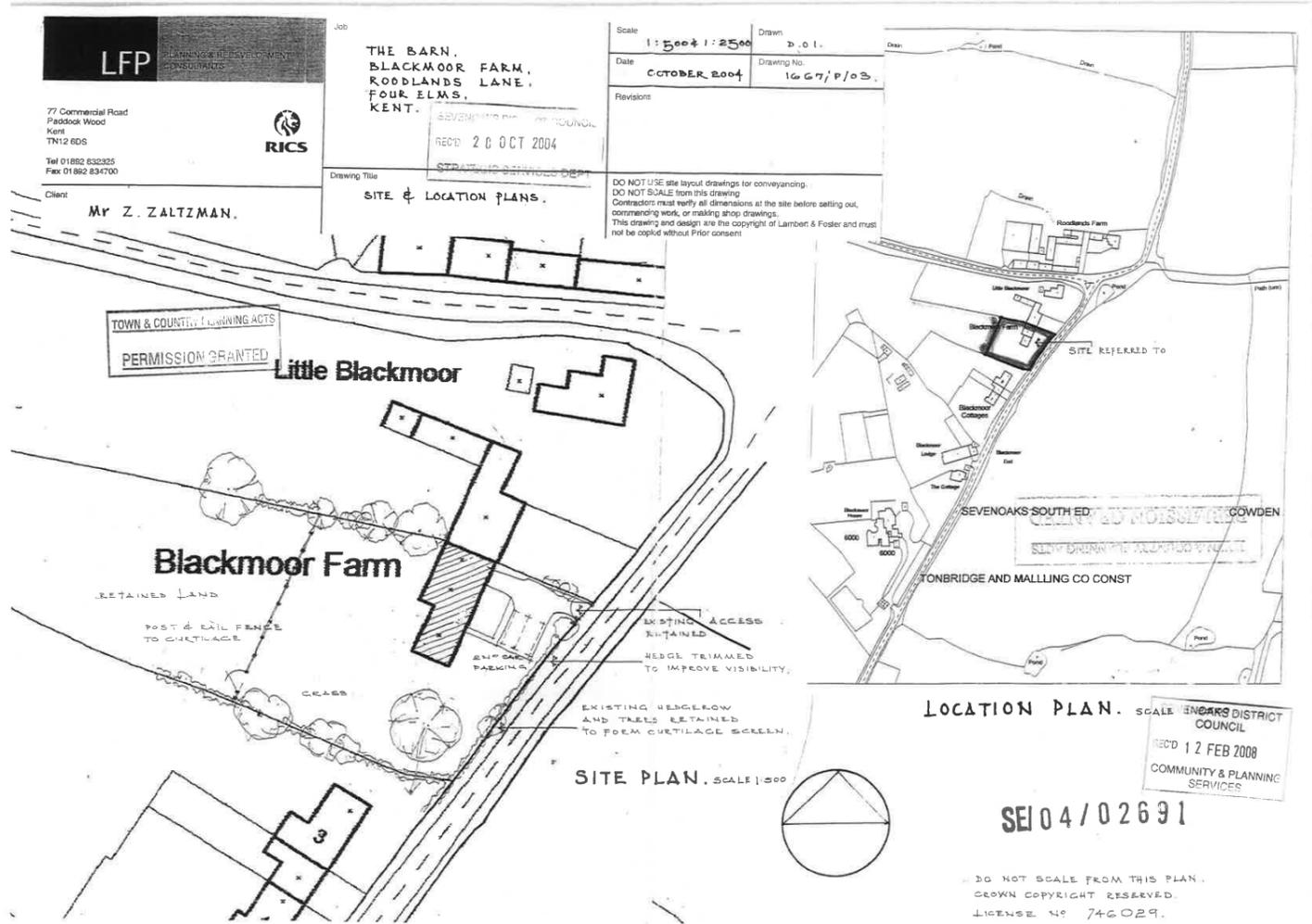
You should therefore be aware that officers cannot give guarantees about the final formal decision that will be made on your planning or related applications. However, the pre-application advice will be taken into account in the determination of the future planning related applications, subject to the proviso that circumstances and information may change or come to light that could alter the position.

In addition, it should be noted that if the planning application is delayed for a significant period then any pre-application advice may be overtaken by changes in national, regional or local policy and guidance.

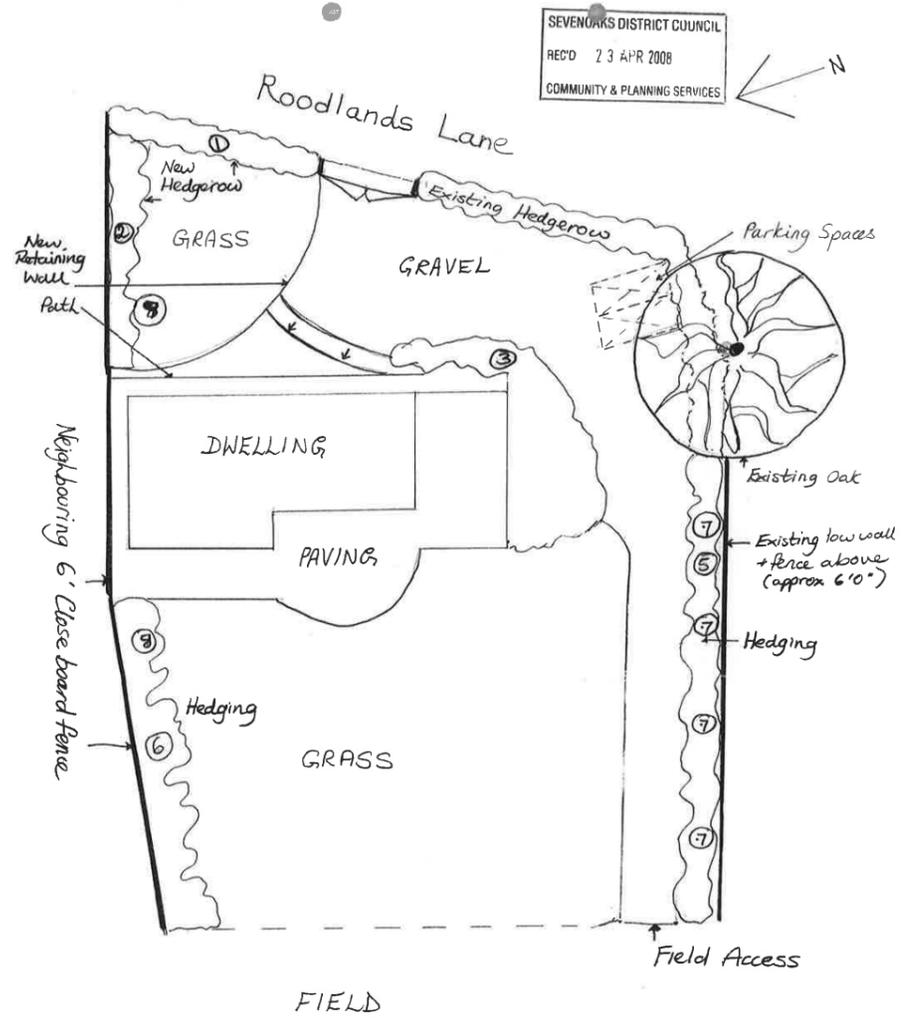
Yours sincerely,

Ben Phillips  
Case Officer

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The Barn, Blackmoor Farm, Roodlands Lane, Four Elms  
C & B Attwater. Ref: SE/08/00308/FUL-AMENDMENTS



Scale 1:200

The Barn, Blackmoor Farm, Roodlands Lane, Four Elms  
C & B Attwater. Ref: SE/08/00308/FUL-AMENDMENTS

LFP  
PLANNING & DEVELOPMENT CONSULTANTS

THE BARN,  
BLACKMOOR FARM,  
ROODLANDS LANE,  
FOUR ELMS,  
KENT.

PROPOSED ALTERATIONS TO  
FORM & DWELLING WITH  
STUDIO

PROPOSED FLOOR PLANS  
AND ELEVATIONS

Mr. Z. ZALTMAN

Scale: 1:100  
Date: 10.03.08  
Drawn: C.B. Attwater  
Checked: C.B. Attwater

Notes:  
None prepared for the purposes of a planning application.  
All dimensions to be taken and checked on site. Do not waste effort on this drawing. All constructional detailing, subject to an Engineer's drawing and Building Reg. Appro.

Materials:  
Walls - face brickwork  
- horizontal Featherbed Kils.  
- vertical close boarding  
boarding finished black stain.  
Roof - clay plain tiles.  
Joinery - softwood purpose made  
finish black stain.  
F.W Goods - black & T.  
Fluses - black.

All alterations materials to match existing as detailed above.

SE/04/02691

EAST ELEVATION.

WEST ELEVATION.

SOUTH ELEVATION.

GROUND FLOOR PLAN.

FIRST FLOOR PLAN.

0712 286832



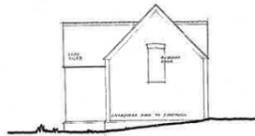
EAST ELEVATION.



SECTION A-A.



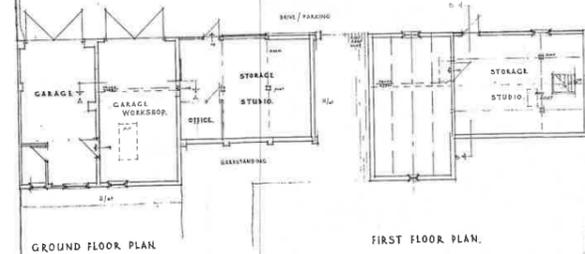
WEST ELEVATION.



SOUTH ELEVATION.



SECTION B-B.



GROUND FLOOR PLAN

FIRST FLOOR PLAN.



Mr Z. ZALTMAN

THE BARN,  
BLACKMOOR FARM,  
ROOPLANDS LANE,  
FOUR ELMS,  
KENT.

REC'D 28 OCT 2004

PLANS AS EXISTING

Scale: 1:100 Date: D.O.S.

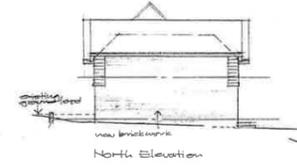
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Reference: SEJ 04 / 02697

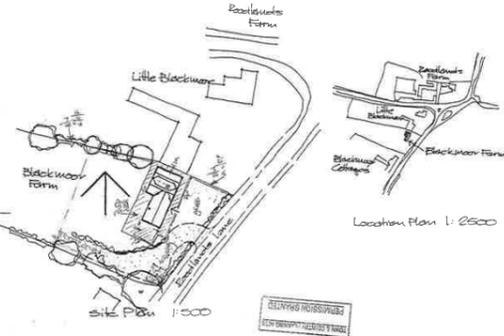
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East Elevation



North Elevation



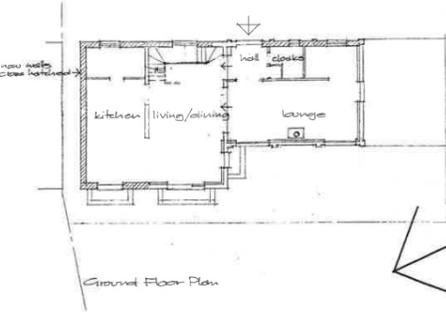
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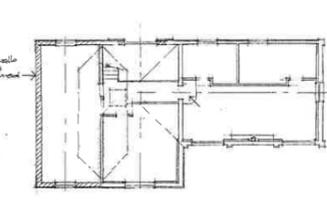
West Elevation



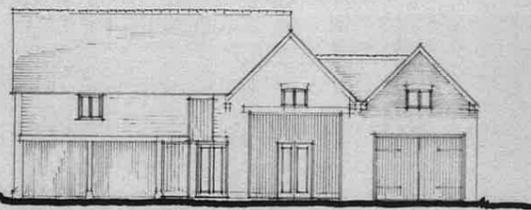
South Elevation 1:100



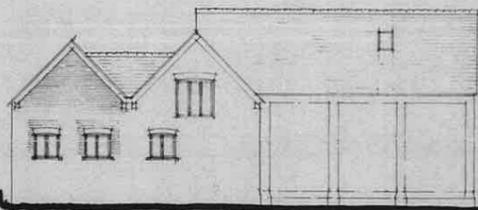
Ground Floor Plan



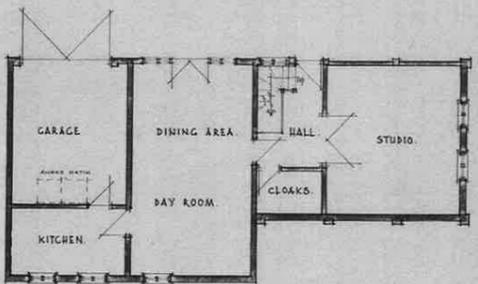
First Floor Plan 1:100



EAST ELEVATION.



WEST ELEVATION.



GROUND FLOOR PLAN.

**LFP** PLANNING & REDEVELOPMENT CONSULTANTS

17 Commercial Road  
Peacham Wood  
Kent  
TN11 8DB  
Tel: 01882 822211  
Fax: 01882 822212

Client  
**Mr Z ZALTMAN**

**THE BARN,  
BLACKMOOR FARM,  
ROODLANDS LANE,  
FOUR ELMS,  
KENT.**

**PROPOSED ALTERATIONS TO  
FORM A DWELLING WITH  
STUDIO**

Drawings No: **PROPOSED SLAB PLANS  
AND ELEVATIONS.**

Scale: 1:100 Date: 5.01.  
From: SEPT 2004 Drawing No: 1607/P/02.

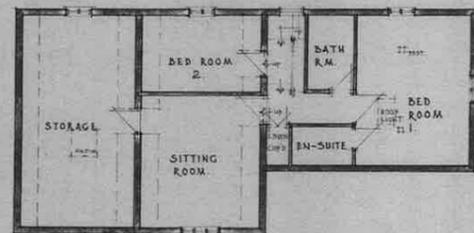
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**Note:**  
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off this drawing. All constructional  
detailing subject to an Engineers  
drawing and Building Reg Appn.

**Materials:**  
Walls - face brickwork  
- horizontal featheredge tiles  
- vertical close boarding  
boarding finished black stain  
Roof - clay plain tiles  
Joinery - softwood purpose made  
finish black stain  
B&B Cloaks - black C.I.  
Floors - black

All alterations materials to match  
existing as detailed above.

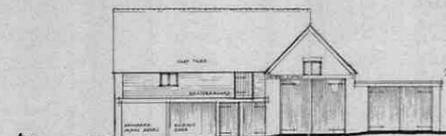
SOUTH ELEVATION.



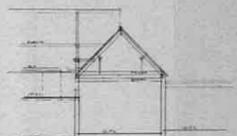
FIRST FLOOR PLAN.

PERMISSION GRANTED  
 1607/P/02  
 21.01.2004

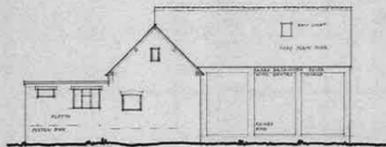
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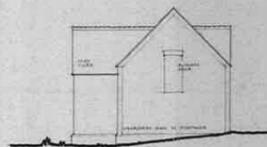
EAST ELEVATION.



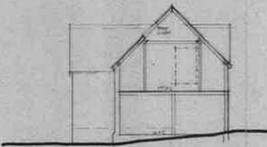
SECTION A:A.



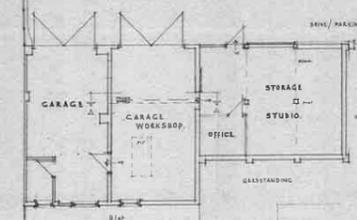
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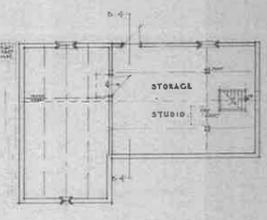
SOUTH ELEVATION.



SECTION B:B.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

**LFP** PLANNING & REDEVELOPMENT CONSULTANTS

17 Commercial Road  
Peacham Wood  
Kent  
TN11 8DB  
Tel: 01882 822211  
Fax: 01882 822212

Client  
**Mr Z ZALTMAN**

**THE BARN,  
BLACKMOOR FARM,  
ROODLANDS LANE,  
FOUR ELMS,  
KENT.**

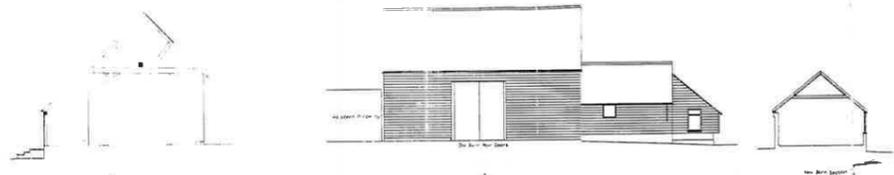
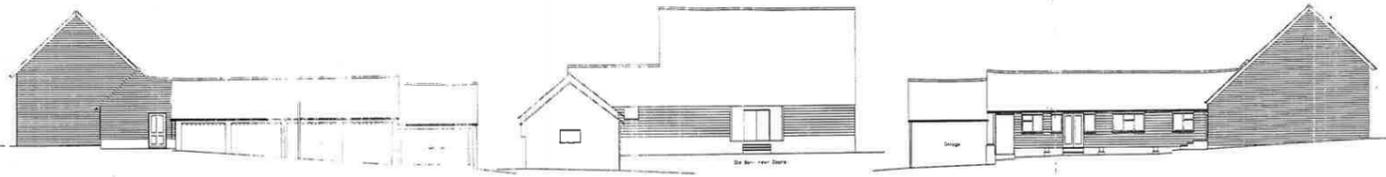
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Scale: 1:100 Date: 5.01.  
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SE/04/02691

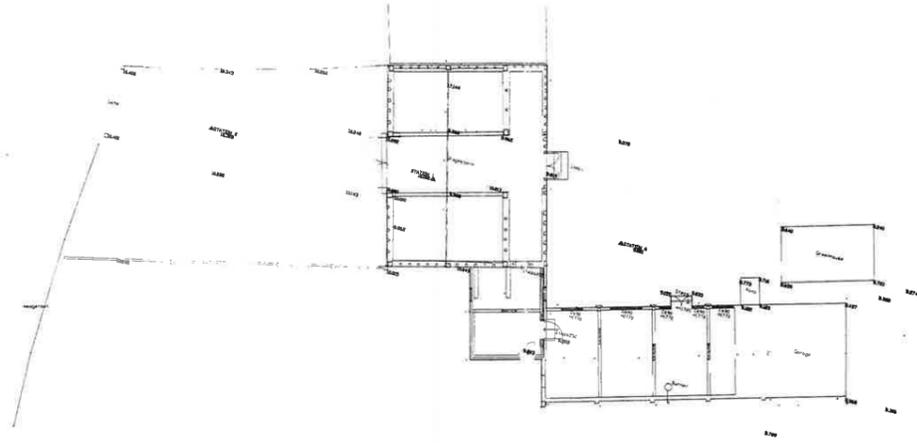
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14 JUL 2005

SE/05/01798



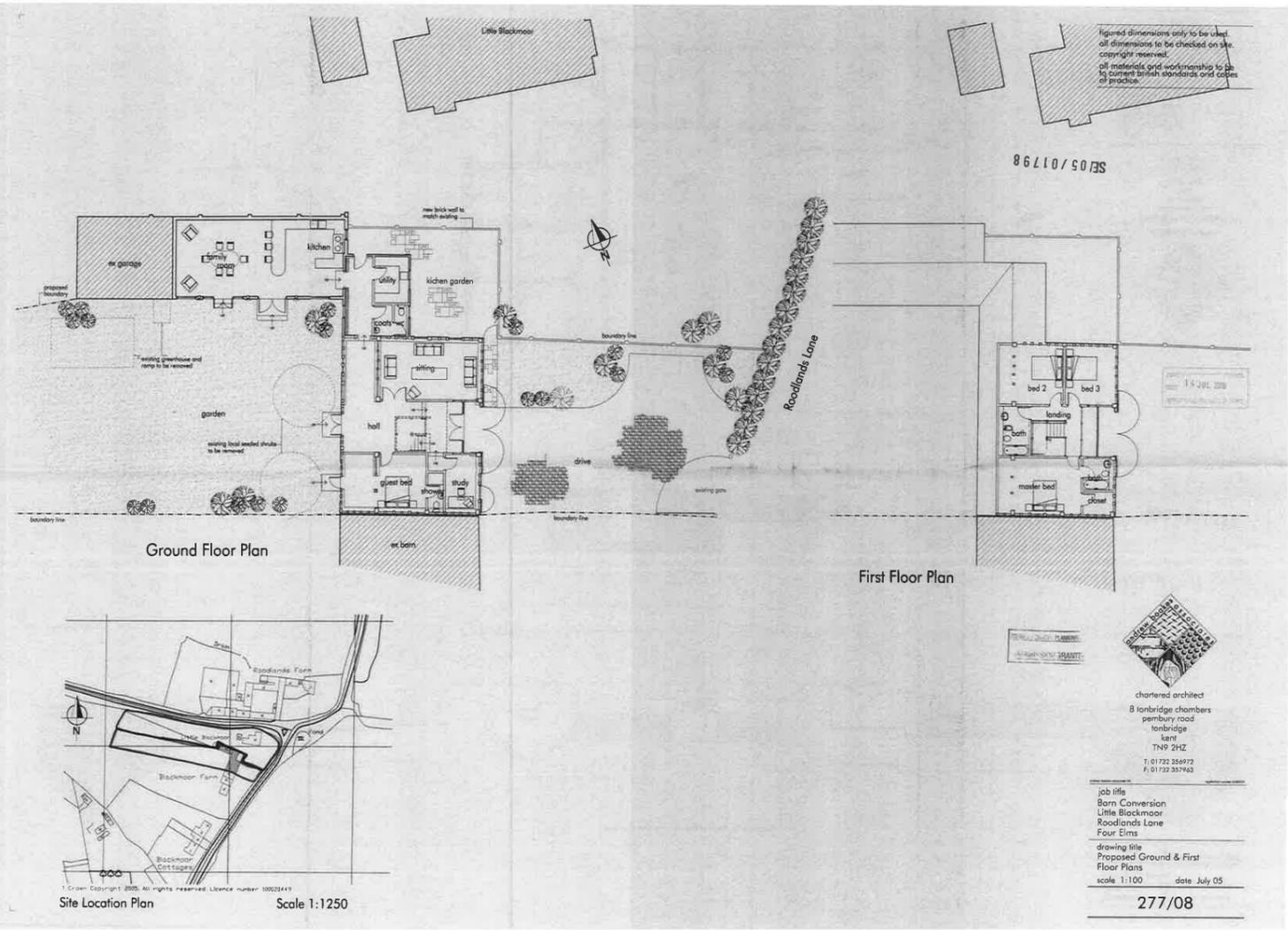
chartered architect  
8 tonbridge chambers  
pembury road  
tonbridge  
kent  
TN9 2HZ  
T: 01732 354972  
F: 01732 357943

job title  
Barn Conversion  
Little Blackmoor  
Roadlands Lane  
Four Elms

drawing title  
Survey, Sections & Elevations  
scale 1:100 date

277/01

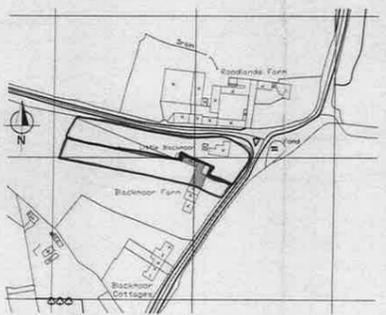
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SE/05/01798

Ground Floor Plan

First Floor Plan



Site Location Plan Scale 1:1250



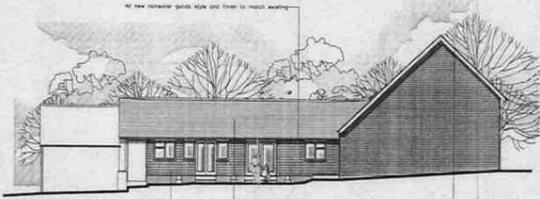
chartered architect  
8 tonbridge chambers  
pembury road  
tonbridge  
kent  
TN9 2HZ  
T: 01732 354972  
F: 01732 357943

job title  
Barn Conversion  
Little Blackmoor  
Roadlands Lane  
Four Elms

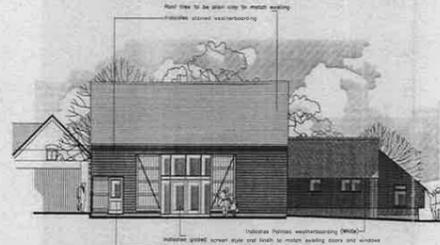
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Proposed Ground & First  
Floor Plans  
scale 1:100 date July 05

277/08

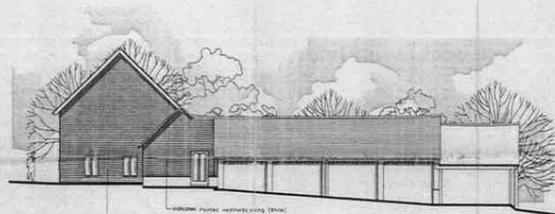
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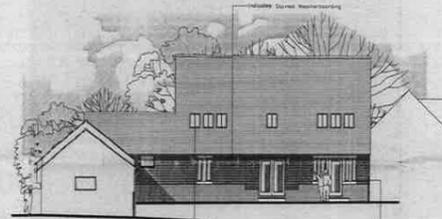
South West Elevation



South West Elevation



North East Elevation



North West Elevation

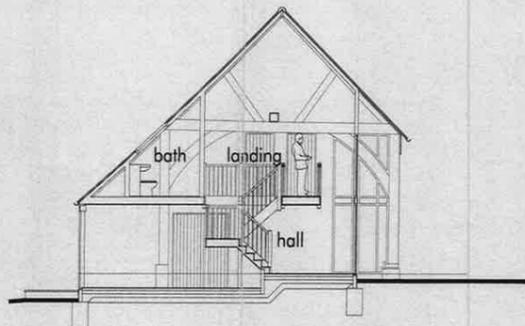
SEJ05/01798



chartered architect  
8 tonbridge chambers  
pembury road  
tonbridge  
kent  
TN9 2HZ  
T: 01722 356972  
F: 01722 357963

job title  
Barn Conversion  
Little Blackmoor  
Roodlands Lane  
Four Elms  
drawing title  
Proposed Elevations &  
Section  
scale 1:50/ 1:100 date July 05

277/09



Section

MILLER

architects

LONDON | KENT

RIBA 

Chartered Practice