Planning design and access statement to support

Erection of 1no single storey dwelling at

Charters lodge, Charters lane, Long Sutton, PE12 9JX

Notation,

On the fringe of but within the built up area of Long Sutton.

Outside Conservation Area

Within Flood Zone - see attached FRA.

As a result of a Court of Appeal ruling in March 2017 with Dartford Borough Council, rear gardens in rural areas are classified as previously developed land as the proposed site is "*within the curtilage of a permanent structure" ie Charters Lodge and "it was not excluded as land in built-up areas such as private residential gardens, parks, recreation grounds and allotments".*

The NPPF encourages the use of previously developed or brownfield land, para 119 et seq.

Level with several trees extending to approx 0.2ha

Amount

1no single storey dwelling with internal floor area of 135sqm.

Boundaries

To neighbouring properties and Charters Lodge, either the existing 1800mm close boarded fence will be retained or erected as new.

Trees

None are the subject of a TPO nor are they within a Conservation Area.
1no Eucalyptus is proposed to be removed to accommodate this proposal.

Design
Simple forms using stock bricks and PVC framed windows

Access

The new dwelling will be designed to meet M4.2.
The existing vehicular access will be extended in permeable gravel to serve the new dwelling.

Amenity

It is considered that the amenity of the new and the existing dwelling are adequate.

Overlooking, overbearing overshadowing

As the proposal is for a modest single storey dwelling none of these issues arise.

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