

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
*(to be read in conjunction with the Heritage Design and Access Statement
by ArchiLab 7)*

PLANNING STATEMENT REVISION A
Demolition in a Conservation Area and Replacement Dwelling

AT
Tanglewood
Parkfield
Sevenoaks
Kent
TN15 0HX

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1 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Batcheller Monkhouse Planning Department on behalf of Mr and Mrs P Bakunowicz in support of an application to demolish and rebuild the dwelling known as Tanglewood. The site is located east of the town of Sevenoaks within the Wildernesse Estate Conservation Area. The dwelling is within the Sevenoaks District Council Local Authority Area
- 1.2 Pre-application advice was sought from the Council on two occasions; most recently in April 2018. An application was then made and refused in Spring 2019 and as a result the proposal has been significantly amended to address the issues raised. This application details a number of changes made since the original scheme was put to the Council.
- 1.3 The former application reference 18/03836/FUL was refused on the following grounds:
- 1) *By virtue of the height, bulk and design of the proposal, the proposed development would be out of keeping with the character and appearance of the street scene. The proposal therefore conflicts with the requirements of Policy SP1 of the Core Strategy and Policy EN1 of the Sevenoaks Allocations and Development Management Plan.*
 - 2) *The proposal would result in less than substantial harm to the Wildernesse Conservation Area and there are no public benefits associated with the proposal which outweighs the prospective harm to this designated heritage asset. The proposal fails to meet the requirements of the National Planning Policy Framework and fails to meet the requirements of Policies EN3 and EN4 of the Sevenoaks Allocations and Development Management Plan.*
- 1.4 This document provides a brief description of the site, the planning history and an outline of the relevant planning policy framework as it relates to the principle of the proposed development.
- 1.5 The following documents prepared by ArchiLab7 accompany this application:

- Site Location Plan, amended October 2019
- Block Plan, amended October 2019
- Elevational Drawings (Existing and proposed), amended October 2019
- Floor Plans (Existing and proposed), amended October 2019
- Contextual Drawings, amended October 2019
- Heritage, Design and Access Statement, amended October 2019

2 SITE AND SURROUNDINGS



Figure 1: General Site Location. Source: Google Maps

- 2.1 The site comprises of a detached two storey dwelling set in a generous garden area within the wider Wildernesse Estate. Off-road parking is available to the front of the property whilst the rear garden is laid to lawn with mature planting. Significant new landscaping has been introduced at the front and rear of the property in recent months by the applicants.
- 2.2 Surrounding properties comprise a range of forms but are typically large detached dwellings, with properties in the style of the Arts and Crafts movement being prominent in some parts of the wider Estate. The adjacent properties are largely screened by substantial tree cover, reflecting the sylvan quality of the Estate. The adjacent properties on either side are larger than Tanglewood although the plot size is comparable to Fairlawn. Many neighbouring properties have tennis courts or swimming pools within their large gardens.

2.3 The property is within the Wilderness Estate Conservation Area. There are no other planning designations covering the property or garden.

2.4 The planning history for the site is set out in the table below:

Application No.	Proposal	Decision
07/01637/WTCA	Prune or remove various trees.	No Objection Lodged
08/01503/WTCA	Prune back canopy of Red Oak tree to clear adjacent house	No Objection Lodged
10/03166/WTCA	Various works to trees	No Objection Lodged
15/01327/WTCA	Various works to trees (CA).	No Objection Lodged
15/01451/WTCA	Various works to trees (CA).	No Objection Lodged
15/02506/WTCA	G1 Leylandii x5 - Fell to near ground level. T1 Yew - Crown reduce by approximately 60%. H1 Leylandii Hedge - Fell end 3 trees to near ground level, those with no foliage low down. G2 Silver Birch - Remove major deadwood and 1 low limb over neighbours reduce back by 3-4m.	No Objection Lodged
16/00508/WTCA	Fell to near ground level, T1 Cherry and T2 Silver Birch (WTCA).	No Objection Lodged
16/03234/WTCA	Various works to trees.	No Objection Lodged
17/02791/WTCA	T1 Crab Apple - Fell tree, work is to allow the planned move of driveway slightly to the right. A replacement tree would be planted 2-3m to the right of the existing tree.	No Objection Lodged
18/01003/WTCA	Various works to trees.	No Objection Lodged
18/01983/HOUSE	Single storey side and rear extension. Conversion of garage into habitable space.	Granted
18/03836/FUL	Remodelling of existing dwelling, raising of roof height and erection of two storey side and rear extension.	Refused
19/00932/MMA	Minor material amendment to 18/01983/HOUSE.	Granted
19/01641/FUL	Replacement of the existing dwelling and new single storey rear and side extensions and conversion of the existing internal garage into habitable space	Granted

Table 1: Planning History (Source: Sevenoaks District Council)

- 2.5 It is noted that the majority of the planning history largely relates to various tree works and is therefore not considered to be of particular relevance to this application. Four previous applications are however of significant relevance to the current application. 18/01983/HOUSE granted consent for a single storey side and rear extension which established a much larger built form on the site. The subsequent application, 18/03836/FUL, which sought to remodel the roof line and height, and substantially alter the design of the existing dwelling was refused on the grounds of the height, bulk and design being out of keeping with the character and appearance of the street scene. 19/00932/MMA granted some minor amendments to the former consent under 18/01983/HOUSE.
- 2.6 Another replacement dwelling application, similar to the existing build, was submitted and now has been granted. If the current application is approved the applicant will then decide which scheme to proceed with. The planning application subject of this report represents a more detailed and alternative proposal than the other very traditional scheme.

3 PROPOSAL

- 3.1 The proposal seeks to demolish the property and make substantial changes to the approved design and layout of application 18/01983/HOUSE. The proposal additionally addresses many of the points and comments raised in application 18/03836/FUL which was refused due to the design and scale and the resulting dwelling and its perceived impact on the Conservation Area. The existing property has been described as 'pedestrian' in some of the previous pre-application discussions. The proposed works to upgrade the existing dwelling could be seen as welcome alterations and it is considered that this revised scheme addresses the concerns raised during the life of application 18/03836/FUL.
- 3.2 The proposal pays respect to the wider estate and the key features of the Conservation Area in terms of setting, landscaping and location within the plot. The use of materials is innovative so avoids a pastiche proposal whilst also using traditional Arts and Crafts influences in order to ensure there is harmony between the house and the overall style of the Estate. A full assessment of how the setting and policy context has influenced the design can be found in chapter 6 of this report.
- 3.3 For the full details and the evolution of the architectural design including full specification of the individual elements of change, please refer to the Heritage, Design and Access Statement Rev. A.

4 PLANNING POLICY

4.1 Planning Policy Overview

- 4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.1.2 The following section sets out a review of the Development Plan policies for this site and other material considerations which are of relevance to the principle of the proposed change of use.

4.2 Development Plan

- 4.2.1 In addition to the Statutory Development Plan other considerations such as the National Planning Policy Framework (NPPF) and Supplementary Planning Guidance (SPG/SPD) Documents may also be taken into account as material planning policy considerations. The Kent Design Guide has also been reviewed in the context of this proposal.
- 4.2.2 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the Allocations and Development Management Plan 2015 and the Sevenoaks Core Strategy 2011. Also relevant to this application is the Wildernessee Estate Conservation Area Appraisal and Management Plan 2010.
- 4.2.3 Sevenoaks have also now submitted their Local Plan to the Secretary of State however the examination dates are yet to be set.

Sevenoaks Core Strategy 2011

- 4.2.4 The Sevenoaks Core Strategy pre-dates the NPPF and so the weight attributed to it can only carry full force insofar as it complies with the policies of the NPPF. The table below sets out those most relevant to the determination of this application.

Policy	Summary
SP1	Design of New Development and Conservation
SP2	Sustainable Development

Table 2: Core Strategy relevant Planning Policy

Allocations and Development Management Plan 2015

- 4.2.5 The Allocations and Development Management 2015 Plan provides more detailed development management policies to help guide development across the District. The relevant policies contained within this document are set out in the table below.

Policy	Summary
EN1	Design Principles
EN2	Amenity Protection
EN3	Demolitions in Conservation Areas
EN4	Heritage Assets
SC1	Presumption in Favour of Sustainable Development
T2	Vehicle Parking
T3	Provision of Electric Vehicle Parking Points

Table 3: Allocations and Development Management Plan

National Planning Policy Framework (NPPF) 2018

- 4.2.6 The NPPF was updated in February 2019 and is the overarching government policy for England in relation to the assessment and determination of planning applications. The following sections of the NPPF are considered to be pertinent to this application:
- 4.2.7 Paragraph 11 of the NPPF indicates that a presumption in favour of sustainable development for both plan-making and decision-taking with paragraph 8 stating that there are three dimensions to sustainable development which give rise to the need for the planning system to provide an economic, social and environmental role.

- 4.2.8 Paragraph 130 states that where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Wildernesse Conservation Area Appraisal and Management Plan (CAAMP) 2010

- 4.2.9 The site lies within the Wildernesse Estate which is a Conservation Area. The Conservation Area consists entirely of a residential estate formed in the 1920s and later around an existing 18th Century large house. Wildernesse Conservation Area was first designated in 1994 and was extended in 1998 to include virtually the whole of the former Wildernesse Estate. The area covered is now 40 hectares and includes four listed buildings.

5 PLANNING POLICY COMPLIANCE

5.1 Principle of Development

- 5.1.1 The site lies within an urban area where there is no objection in principle to replacing existing dwellings and redevelopment of brownfield sites. Paragraph 123 of the NPPF states *that 'the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places...'* The NPPF states in paragraph 8 that there are three objectives to sustainable development, identifying economic, social and environmental objectives. The proposal is therefore considered to be sustainable according to the NPPF and policy SC1 of the ADMP which both stipulate a presumption in favour of sustainable development. The key considerations are therefore the scale, design, impact on the character and appearance of the Conservation Area and the impact on neighbouring occupiers.

5.2 Impact on the Conservation Area

- 5.2.1 The Conservation Area Appraisal and Management Plan (CAAMP) 2010 is considered by the council to be out of date as it is almost 10 years old and was produced 4 years before the introduction of the National Planning Policy Framework 2012 (now superseded by the NPPF 2019). The appraisal is based on the policy context of the former PPS5 and Historic England Advice from 2006. Nevertheless, many of the key principles remain valid considerations and the proposal has been assessed in the context of the Conservation Area Appraisal. The document states that development proposals will be judged against their overall contribution to the enhancement of the character and appearance of the area as set out in any plan which may have been prepared. Paragraph 201 of the NPPF also acknowledges that not all elements of a Conservation Area will contribute to its significance. It is considered reasonable to state that the existing building does not contribute positively to the significance of the Conservation Area given its design and appearance, but the wider plot and landscaping do.

- 5.2.2 The CAAMP states on page 14 '*The most notable built feature of the area is the house (formerly Wildernesse House now Dorton House, (a School for the Blind) around which the estate was built. The other outstanding features are the tree-lined private roads and extensive planting within the grounds of the residential properties.*' The proposal is detached from Dorton House and would have no impact on the property or the setting of the property, even when assessed against Historic England's most recent advice which places greater emphasis on the setting of heritage assets.
- 5.2.3 The proposal retains the existing access layout to ensure that the road frontage of the property is not impacted, and the applicants have increased the level of planting within their plot by over 100% over the last two years in preparation for this development. The most notable feature of the area, i.e. Dorton House, would remain unimpacted with the other outstanding features of the tree-lined private roads and extensive planting within the grounds of properties are retained and in the latter case, enhanced.
- 5.2.4 The CAAMP goes on to again refer to the large tree-lined drives and the presence of extensive planting on the Estate at page 22, '*Chestnut trees at the eastern end of Woodland Rise were planted around 1509... These historic trees and the abundant later planting make a very significant contribution to the Arcadian character of the conservation area.*' The applicants immediately recognised the important contribution natural landscaping makes to the special qualities of the Conservation Area and have more than doubled the number of plants on the application site over recent years.
- 5.2.5 The CAAMP sets out the history of development on the Estate and recognises that sporadic new development continues. The original aspects of the Estate were developed between the late 1920s and mid-1930s with individual designs by H.M. Baillie Scott and other Arts and Crafts architects. Housebuilding continued sporadically during the rest of the 20th Century and continues today on isolated plots or in areas sold off from the original extensive grounds of earlier houses.

- 5.2.6 Arts and Crafts influences dominate the Estate with roofs being '*almost universally well-pitched*'. The proposed developments roofline, though simplified in form, seeks to reflect the existing pitch of the roof and large chimneys, recognising this is a key feature of the Estate. The proposal is also asymmetric, another key feature of the Arts and Crafts movement and utilises a range of high-quality materials and traditional construction techniques combined with the latest green technologies and environmentally focused construction techniques. The CAAMP states at page 28 that '*A good deal of the visual attractiveness of the estate, however, depends on the fact that the majority of the houses are hidden – or half hidden – from view, behind tall dense hedges or set well back from the roads behind extensive shrub and tree planting. The effect otherwise might be very ordinary.*' It is therefore clear that the most fundamental feature of the Estate is the well-proportioned plots with extensive mature landscaping and properties set back from the road providing just a glimpse of the dwellings.
- 5.2.7 The CAAMP states '*the overall impression is thus of the trees and greenery of the gardens, with the buildings nestling in amongst them, subservient to the landscape.*' The proposal seeks to reflect this fundamental feature of the estate with extensive planting introduced as an integral part of the proposal.
- 5.2.8 The CAAMP states at page 17 that '*designation of a Conservation Area does not mean that changes cannot occur, but rather that any change should preserve or enhance the features which make up its special character.*' This is a fundamental point that can often be overlooked when considering development in a Conservation Area. The CAAMP states at page 36 that '*Variations of style have been successfully accommodated in this conservation area, and will continue to be, where they are good examples of their particular idiom, but inconsistency of detail or ill-informed pastiche design will degrade the whole area if it is allowed to proliferate.*' This proposal looks to avoid pastiche design but seeks to retain key features of the Conservation Area including the width of the dwelling within the plot, the extensive landscaping and the steep roof with large chimneys, within a modern context to clearly mark the evolution of design since the original Arts and Crafts developments.

- 5.2.9 The materials have been carefully considered and were a key aspect of the consultation process. The CAAMP states '*standards of excellence in design should be continued in any future development with an emphasis on the use of good quality local materials, notably Kentish brick and tile.*' The existing dwelling comprises a mix of tile and brick but provides a pastiche style which has limited architectural merit or and makes no positive contribution to the value to the Conservation Area. This proposal seeks to rectify this, employing an innovative modern design whilst also ensuring that the important features of the Conservation Area are met.
- 5.2.10 The new building will use brick, natural slate tiles, Tudor oak frame behind glazing and timber privacy screens. All materials will be locally sourced wherever possible and will be of the highest quality. A continuity of materials will ensure there is a seamless visual appearance to the property.
- 5.2.11 The scheme represents high quality design, using a traditional shaped frontage with a more interesting roof design and locating additional accommodation to the rear as with the previously consented scheme, where the impact on the Conservation Area will be felt less keenly.
- 5.2.12 The CAAMP states that '*the individual character of many buildings is of importance*' and this proposal seeks to ensure that the existing bland dwelling is replaced with a high quality, individual dwelling which adds to Conservation Area. The existing property dilutes the quality and distinctiveness of dwellings in the Conservation Area.
- 5.2.13 The proposed site is on Parkfield, which is one of the roads that makes up the wider Conservation Area. The CAAMP references Parkfield specifically, briefly stating: '*Parkfield is also characterised by an openness. Parkfield is distinguished by dense beech or laurel hedges to its properties and cherry trees planted in the verges, forming an avenue of pink blossom in spring. Houses are well set back and the feel of openness and spaciousness is great.*' These features have been reflected in the proposal which retains the existing separation between the property and the road and does not attempt to widen the front elevation of the dwelling, ensuring the separation distance between the neighbouring properties is retained. In this way the overriding pattern of development along Parkfield,

Tanglewood, Parkfield, Sevenoaks, Kent, TN15 0HX which is acknowledged to form part of the special character of the Conservation Area, is maintained.

- 5.2.14 The CAAMP makes specific reference to surfacing materials, stating the importance of limiting hard standing and ensuring that surfacing materials are subtle and rural in nature. The proposal directly responds to this, breaking up the original expanse of hard standing with additional planting whilst also ensuring there is ample parking. The need for large drives and parking areas is a key feature of the Conservation Area to ensure that on road parking is rare, maintaining a rural and open feel.
- 5.2.15 The CAAMP also states that new dwellings should be sustainable in terms of construction methods and uses of materials. It stipulates that all new buildings should use products with a low environmental impact and where appropriate should include the use of renewable energy systems. The property is being designed to exceed the standards of energy and water efficiency laid out in the Code for Sustainable Homes for Code level 6 with all materials being sourced in the most sustainable and localised manner possible. A fabric first approach has also been taken to maximise the sustainability of the dwelling without the need to introduce more obvious renewables such as solar panels which would appear alien in this setting.
- 5.2.16 The CAAMP states '*conservation area status is not intended to imply prohibition of development, and conservation area management is therefore largely the management of change, to ensure that local distinctiveness and the special character of place are respected and responded to in a positive manner. Change is inevitable in a Conservation Area. The challenge is to manage change in ways that maintain and reinforce the area's special qualities.*' It is considered that this proposal responds positively to its setting within the wider Conservation Area and its individual plot, maintaining good separation distance from boundaries and retaining and upgrading the level of landscaping.

5.3 General Design

- 5.3.1 Policy SP1 of the Sevenoaks Core Strategy states that all new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. The proposed development complies with the policy SP1.

- 5.3.2 This is further reflected through Paragraph 127 of the NPPF which states that in order to achieve well-designed places development should be '*sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*.' Policy EN1 of the Allocations and Development Management Plan 2015 expands on this whilst the Residential Extensions SPD provides a blueprint for good practice. The way in which the proposal responds to its setting and distinctive local character has been addressed above and is supplemented in greater detail in the submitted Design and Access Statement. The proposal therefore demonstrably accords with the key objectives of each of these policies and guidance. As regards to EN3 (Demolition in Conservation Areas), the principle of the demolition of the house has been accepted by the approval of the of planning application 19/01641/FUL. In relation to the Policy EN4 (Heritage Assets) reference is made to the amended Heritage, Design and Access Statement, Rev. A, (October 2019 submission) and the applicant contents that the proposed development would both conserve and enhance the character and appearance the setting of the conservation area.
- 5.3.3 National planning policy dictates that local policies and decisions should not attempt to impose architectural styles or particular tastes and that they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. This proposal represents an innovative scheme of development which aims to upgrade and improve the aesthetic of the existing site through an alternative design and reorganisation of the site which has been devised with careful consideration of its setting.
- 5.3.4 The NPPF 2012 and 2019 post-date the Core Strategy and so whilst it is considered that the development largely accords with the principles behind policy SP1, the application should be seen in the context of the more up to date NPPF. Although the proposed design is different, it is not considered to be harmful to the street scene and has a much more regular form than the previous scheme. It is considered that the proposed design would enhance the street scene and inspire modern development of a higher design quality in the future. It is therefore considered to accord with policy SP1 of the Sevenoaks Core Strategy, policy EN1 of the Allocations and Development

- 5.3.5 The NPPF states that where the design accords with clear expectations in plan policies, *'design should not be used by the decision-maker as a valid reason to object to development'*. It is considered that the proposal does indeed comply with all relevant design policies and therefore should not be refused on this basis.
- 5.3.6 The NPPF then goes on to state in paragraph 131 that when determining applications, *'great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.'* The proposal is considered to meet this requirement and therefore great weight should be given to the presumption in favour of sustainable development in accordance with policy SC1 of the ADMP.
- 5.3.7 Policy SP2 of the ADMP states that code level 3 of the Code for Sustainable Homes should be demonstrated. The Code for Sustainable Homes has now been revoked but modern construction methods and sustainable materials will be used and therefore a minimum of the former Code 3 standards would be met. Policy SP2 goes on to state *'Achievement of the Code levels and BREEAM standards must include at least a 10% reduction in the total carbon emissions through the on-site installation and implementation of decentralised, renewable or low-carbon energy sources.'* The existing property is dated in terms of both its design and construction. This proposal offers the opportunity to secure a significant improvement to the sustainability profile of the site. The construction of the redesigned dwelling will adopt a fabric first approach including super-high insulation and high levels of air-tightness. Further, solar gain would be maximised through harvesting the sun's energy through windows and the imaginative use of glass within the building. All of this amounts to the proposed design exceeding former Code 6 standards.
- 5.3.8 The front of the property currently comprises an expanse of hard standing and whilst an area would be retained for parking and turning, additional natural landscaping would also be introduced to soften the street scene and increase surface water drainage mass. A formal landscaping plan has not been proposed given the small scale nature of the development but substantial planting has already been provided

Tanglewood, Parkfield, Sevenoaks, Kent, TN15 0HX on the site over the past few years. The applicant would be happy to provide further confirmation to clarify their commitment in this regard and further details could be secured by condition if required.

- 5.3.9 At the rear of the property, significant planting has taken place over the past year in particular and additional boundary planting is proposed to further enhance privacy for future and existing occupiers. The proposal therefore accords with policy 127 of the NPPF which states that developments should be *'visually attractive as a result of good architecture, layout and appropriate and effective landscaping;'*

5.4 Neighbouring Amenity

- 5.4.1 Policy EN2 of the Allocations and Development Management Plan 2015 states that development should secure adequate residential amenities for existing and future occupiers, safeguard the amenities of existing and future occupants of nearby properties by ensuring that development does not result in, and is not located in areas where occupiers of the development would be subject to, excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion and where the built form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties. The site is within a residential area and it is anticipated that the Council will require a Construction Management Plan by condition to ensure that the impacts of the development throughout the construction phase are carefully controlled. The proposal retains the existing separation distance from neighbouring dwellings so would not bring built development any closer to the site boundaries. There will be an increase in ridge height at certain points to the front elevation comprising a steep pitch and low eaves which combined with the landscaping and the separation distance from the boundaries acts to mitigate the roof height.
- 5.4.2 Careful placement of windows, a lower roof and ample separation distance from the nearest neighbour acts to avoid unacceptable impact upon privacy or amenity for the neighbouring property and address the previous reason for refusal in terms of scale and height. The design actively seeks to avoid overlooking or overbearing effects upon the neighbouring properties. The Residential Extensions SPD states that *'first floor windows which overlook an adjoining property should be avoided; a minimum distance of 11m should therefore be maintained. (Where the existing minimum*

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distance is less than 11m, no reduction will be permitted).' The extension ensures that a distance of 11m is retained between the first-floor windows and the neighbouring properties.

- 5.4.3 For these reasons it is considered that the proposal complies with policy EN2 of the Allocations and Development Management Plan 2015, the Residential Extensions SPD and the NPPF in regard to impact on neighbouring amenity.

5.5 Access and Parking

- 5.5.1 The site would retain an area of parking to the front of the property. More than 2 cars would be able to park which exceeds the requirements of policy EN1 and policy T2 of the Allocations and Development Management Plan 2015. No changes to the access would be required nor would there be any intensification of vehicle movements. The applicants would be happy to accept a planning condition requiring an electric vehicle charging point is installed in accordance with policy T3.

5.6 Benefits/Public Benefits

- 5.6.1 The new scheme (both July 2019 submission and even more so in the October 2019 revision) proposes a solution to replace existing Tanglewood that was described by various conservation officers as "*pedestrian in appearance*" and having "*little architectural merit*". Removing such a building constructed in 1967 out of poor-quality materials from the Conservation Area represents a major public benefit.
- 5.6.2 The new scheme (both July 2019 submission and even more so in the October 2019 revision) is designed to have the sustainability levels that exceed the statutory requirements of Building Regulations (that are presently equivalent to the Code for Sustainable Homes Level 4) by approximately 50%. We estimate that the proposed development will achieve Level 6 of the Code for Sustainable Homes standards and will include at least 10% reduction in the total carbon emissions through on-site installation and implementation of decentralised, renewable or low-carbon energy sources and "fabric only" approach. Through the meticulous specifications and detailing we aim to improve efficiency of building envelope, with passive solar gain, and use of features such as use of energy efficient lighting and white goods will reduce overall carbon emissions during the occupation of the dwelling.
- 5.6.3 The new scheme (both July 2019 submission and even more so in the October 2019

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revision) proposes a scheme that aims to respect, preserve and enhance the high standard of design, variety and quality of materials found within the Wildernesse Conservation Area. We have assessed how it will be viewed from neighbouring sites as well as how it will be viewed on approach from Parkfield. The proposed scheme harmoniously adopts some of the architectural language of the area Kentish vernacular Arts and Crafts heritage.

- 5.6.4 We will endeavour to use materials and techniques that are locally sourced or intrinsically linked with the history of the area.
- 5.6.5 The new scheme (both July 2019 submission and even more so in the October 2019 revision) adheres to the high standards set out by some of the most respected architects of the 20th century. We would like Tanglewood to stand as an exemplar of what can be achieved by using the cutting-edge design techniques.
- 5.6.6 An extensive landscaping works have been carried out in December 2017 in order to enhance the natural characteristics of land woodland feel of the plot by planting hundreds of new mostly evergreen species of trees and other plants. The planting scheme was designed in a way that the new Tanglewood would be only partially seen from Parkfield, thus improving the characteristic to the Wildernesse Estate “glimpsed views” and benefiting the public realm.

6 CONCLUSION

- 6.1 The proposal represents a unique and high-quality design that is considered to set a new benchmark for contemporary architecture within the Wildernesse Estate. The new dwellings is acceptable in principle and the NPPF seeks to avoid specific design preferences from being imposed on applicants.
- 6.2 The proposed development has evolved following the previously refused scheme and seeks to address many of the issues that were raised in this former application – full details of which are set out in the submitted design and access statement.
- 6.3 The applicants have undertaken a comprehensive community engagement exercise and the final design has been amended in direct response to the feedback received.
- 6.4 The proposal is considered to meet the three objectives of sustainable development as identified in the NPPF and therefore there is a presumption in favour of development. The development includes a number of design features to raise the sustainability profile of the site such as semi-transparent privacy and anti-solar gain screening.
- 6.5 This planning statement and the design and access statement demonstrate how the development would not have an unacceptable impact on adjacent properties by reason of an overbearing or overshadowing effect nor would it compromise the privacy of neighbouring occupiers.
- 6.6 Both statements look extensively at the CAAMP and demonstrate how the proposed design would respect and respond to the setting within the Conservation Area and the dominating features of the Estate.
- 6.7 Access and transport arrangements would remain as existing with the introduction of electric vehicle charging points capable of being dealt with via planning condition. The scheme required no removal of trees or plants and additional soft landscaping is proposed which can also be fully secured by planning condition.

- 6.8 It is considered that the innovative (both submissions July and October 2019) nature of the proposal accords with the adopted Development Plan and the NPPF, and would result in a significant improvement in the quality of the design of Tanglewood. The proposal represents sustainable development and it is therefore requested that the Council assess the application favourably.