

**MRW Design Ltd**

The Ridge Golf  
Course  
Charway Street  
Maidstone  
Kent  
ME17 3JB  
07763463754

matthew@mrw-design.co.uk



2023\_35/PL  
06<sup>th</sup> September 2023

Planning Department  
Maidstone Borough Council  
Maidstone House  
Maidstone  
KENT  
ME15 6JQ

Dear Sirs / Madam,

**Re: Bluebells, Headcorn Road, Sutton Valence, Maidstone, Kent ME17 3EH**

Please find enclosed copies of the drawings; together with completed applications forms comprising of a householder planning application at the above site.

**The Site and Location Assessment**

Bluebells is located to the east of Heacord Road A274, 6.8 miles southeast of Maidstone town centre. The house is a two-storey dwelling, finished in brickwork and tile hanging under a tiled roof. It is within easy walking distance to the local amenities; the property is not listed but is within a special landscape area designation. Bluebells is detached with a large garden to the rear and a good-sized parking area to the front behind automatic gates.

**Planning Policies**

DM 1 – Principles of good design  
DM 9 – Residential extensions, conversions and redevelopment within the built-up area  
DM11 – Residential Garden land.  
Residential Extensions SPD (2009)

**Planning History**

- **Ref. No: 00/1202** Erection of 2No. detached dwellings with associated work. - Status: Approved
- **Ref. No: 01/1026** Alteration of approved accesses and extension of front wall and associated landscaping. - Status: Approved
- **Ref. No: 02/1683** Erection of garden shed for storage and to provide kennels for 2 no. dogs. -Status: Approved
- **Ref. No: 02/1828** The erection of a building for the storage of agricultural machinery, accessories and livestock trailer. - Status: Withdrawn by Applicant
- **Ref. No: 04/1783** Erection of extension to existing stable - Status: Not Available
- **Ref. No: 04/1981** Erection of a wooden garage - Status: Approved
- **Ref. No: 07/2467** Conversion of existing garage into additional living accommodation with adaptations for the disabled. - Status: Approved

**Planning Precedent**

- **Ref. No: 14/500606/FULL** Demolition of x4 existing commercial buildings and existing detached bungalow and redevelopment to provide x6 detached houses and garages - Status: Decided
- **Ref. No: 11/0438** | Erection of a timber framed double garage.  
Brook House, Headcorn Road, Sutton Valence, Maidstone, Kent, ME17 3EH
- **Ref. No: 09/1744** | Erection of a conservatory, garage and insertion of velux window to existing dwelling  
Autumn House, Headcorn Road, Sutton Valence, Maidstone, Kent, ME17 3EH
- **Ref. No: 04/1981** | Erection of a wooden garage  
Bluebells, Headcorn Road, Sutton Valence, ME173EH

**Proposed Development**

The proposals are to remove the timber garage located adjacent to the house and replace it with a better sized brick garage to match the existing house. The new garage will be contained entirely within the curtilage of the property, it will not encroach the footpath to the north. The works have been designed to mirror existing properties within the road and finished in materials to match the area. The development will contain a double garage and a covered parking space, above within the roof space will be a playroom.

The neighbouring dwellings to the north and south, have no habitable windows facing the site and the flank windows within the proposed will not overlook neighbouring properties. As such there would be no undue loss of light or outlook to the occupiers of the neighbouring dwelling. The dormer windows have been placed to the rear facing into the existing dwelling.

500m south along Headcorn Road is Valdene Close and Bella Fields development, this was approved under application 14/500606. Bella Fields has been set out in a similar design with garage adjacent to the road facing into the site with the houses beyond.

**Development Amount**

The site has a total area of 0.2 Hectares, the proposed garage will have a footprint of 62 m2.

**Scale**

The design has been kept in-line with existing building within Headcorn Road.

**Appearance**

The proposed garage has been designed to complement the existing properties in the area. External materials will be of a high quality and include brickwork to match the existing house. The materials will be sourced in terms of colour and texture relating them to the local vicinity. Between the garage and the existing boundary wall new planting will soften the building within the street scene. The addition of vegetation along this boundary will also link the site into no.100 to the north and Ramblers Retreat to the south, both of which have low wall and planting adjacent to the road. The addition of the garage and planting will also help reduce traffic noise and the impact of Headcorn Road to Bluebells.

**Access**

Access to the dwelling will be improved as noted above by the proposed works, the larger parking area will help with movement into the dwelling and with access to and from vehicles.

Should you have any queries on the above application or require any further information please contact us.

Yours Faithfully,

Matthew Woodhams