

Planning Statement

This Planning Statement accompanies a Householder planning application for the proposed demolition of rear garage, store & utility room and construction of a two-storey side extension at 'Greenfields', Stelling Minnis, Nr Canterbury, Kent, CT4 6DE.

Prepared by

Burlens
Oakleigh Farm
High-Halden
Kent
TN26 3HX

Our Ref: BA-25-25
Revision: 00
Date: December 2025

1. Introduction

- 1.1. This Planning Statement accompanies a Householder planning application for the proposed demolition of rear garage, store & utility room and construction of a two-storey side extension at 'Greenfields', Stelling Minnis, Nr Canterbury, Kent, CT4 6DE.
- 1.2. This Planning Statement should be read in conjunction with drawing numbered BA/25/25/01 and associated documents.
- 1.3. Pre-application advice requested was submitted and response received under council reference 25/1835/PREAPP.
- 1.4. The application site and surrounding land owned by the applicant is occupied by a single semi-detached home with attached garage, store and utility room.
- 1.5. The application site is located within the Kent Downs National Landscape and Special Landscape Area.
- 1.6. No other works are proposed as part of this application.

2. Location

- 2.1. The property is located South-West of the small Hamlet of 'Stelling Minnis' adjacent to the main road 'Stone St' which links Folkestone town, Canterbury City and their surrounding villages.
- 2.2. There are limited facilities and amenities in the immediate rural area with the applicant and other neighbours reliant on own transport.
- 2.3. As mentioned above, the property is located within Special and Protected landscape areas. Careful consideration has been given to the overall design of any extension to enhance and conserve these areas.

3. Access

- 3.1. Pedestrian and vehicular access to the dwelling will remain unchanged from Misling Lane.

4. Use

- 4.1. The existing building, out-buildings and surrounding land enjoy residential status.
- 4.2. Our proposal will not alter the use of the site.

5. Amount

- 5.1. The existing application site area outlined in red on existing site location & block plans is 1010sqm.
- 5.2. The existing property including the attached garage, store and utility area has a footprint of 95.4sqm.
- 5.3. Our proposed extension and existing house will have a footprint of 98.7sqm.
- 5.4. We believe the extension is a modest increase of built-form within the site of 3.3sqm.

6. Design and Appearance

- 6.1. The existing property is a semi-detached, two storey home with lower brickwork walls and tile hanging above, under pitched roof. Attached at the rear is a single storey structure, enclosing garage, store and utility room. This is to be demolished.
- 6.2. The property sits within a modest sized plot and well screened from adjacent and joining roads by mature hedgerows and trees.
- 6.3. Our proposal is to construct a two storey side extension enclosing a day area, home office, side utility room with access door, bedroom with en-suite and large family bathroom.
- 6.4. Being located within special and protected landscape areas, our proposal has been designed to conserve and enhance the local rural landscape.
- 6.5. The demolished rear garage structure will be returned to patio and private grassed garden areas.
- 6.6. As part of our application process, a pre-application advice request was submitted and response received. We believe our latest /submitted design follows the recommendations received from the council by reducing the overall width, designing the extension to be subservient to host dwelling and reducing the bulk and impact when viewed from the highway.
- 6.7. As part of our application, we welcome any advice and guidance from the planning officer to ensure the character and special area is unaffected and hopefully enhanced.

7. Climate Mitigation

- 7.1. In accordance with the recently published Council's Climate Mitigation Guidance for Development Management, the proposed side extension will include infrastructure to help mitigate the impacts of climate change.
- 7.2. In recognition of the need to preserve the finite resource that is water, rainwater harvesting in the form of 1no. water butt will be provided to the rear North elevation of existing dwelling, connected to the downpipes serving the roof slopes via a diverter kit. The black plastic barrel water butts will have a capacity of 200l minimum and will include a stand and child-safe lid. The exact specification will be determined at the detailed design stage.