

Land to rear of 37 Eddington Lane, Herne Bay, CT6 5TT

£225,000









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Fancy Building Your Own Home? An Ideal Self-Build Opportunity

An exciting opportunity to purchase a parcel of land in the Eddington Lane Conservation Area, offering the potential to create a home designed around your lifestyle. Situated within an established residential setting, this rear garden plot is proposed for the development of a new residential dwelling, subject to full planning approval. It could be ideal for buyers looking to embark on a self-build project, with the opportunity to shape their own space, layout and finishes.
A previous approval for a comparable detached dwelling at nearby 39 Eddington Lane provides a relevant local planning precedent, although permission for this site will be considered on its own merits.
Bring your vision to life. Contact Zest Homes for further information about the plot and proposed plans.

Development is subject to the necessary planning permission and consents.

Call Zest Homes for more information.

Description

SUSTAINABILITY AND ENERGY EFFICIENCY
The proposed home has been designed with sustainability, comfort and energy efficiency in mind, offering an appealing opportunity for buyers seeking to build a modern home with reduced energy demand.
The design prioritises insulation, airtightness and efficient heating and ventilation, supported by natural daylight to create bright, comfortable living spaces.
Proposed features include an air source heat pump, mechanical ventilation with heat recovery and roof-mounted solar panels. The layout and orientation have also been carefully considered to maximise daylight and provide usable outdoor space.
Electric vehicle charging, cycle storage and water-saving measures form part of the scheme, alongside rainwater harvesting and permeable surfaces to support sustainable drainage.
The accompanying plans and technical specifications set out the intended energy performance and measures designed to meet applicable Building Regulations and energy efficiency requirements.

PRINCIPLE OF DEVELOPMENT
The site comprises rear garden land within an established residential setting in the Eddington Lane Conservation Area. The application seeks full planning permission for a new residential dwelling, making use of underutilised land within the existing built-up area.
A relevant local precedent is the approval of planning application CA/04/01419 at 39 Eddington Lane on 10 December 2004, which permitted a detached dwelling of comparable scale and character. This indicates that rear garden development has previously been accepted in this locality.
The current proposal is presented through a full planning application, with the design, layout and associated details submitted for consideration. The scheme aims to complement the surrounding pattern of development while respecting the character and setting of the conservation area.
The previous approval provides support for the principle of residential development in this location, although the current application will be assessed on its own merits and remains subject to planning approval.

AMOUNT OF DEVELOPMENT
The proposal seeks planning permission for one new residential dwelling. Its layout has been carefully considered in relation to the site's size, access, parking, private garden space and proximity to the existing home and neighbouring properties.
The submitted plans illustrate how a single dwelling could be accommodated while providing practical living arrangements and respecting the privacy and amenity of future residents and neighbours.
The proposed home offers approximately 217.5 m² of gross internal floor space across two storeys, with a private garden and parking as detailed on the site plans. Its scale and overall form have been designed to complement the surrounding residential character and respect the setting of the existing dwelling.
Full details of the proposed layout, design and associated provisions are presented in the accompanying drawings and supporting documents for consideration.

The Dwelling
The proposed layout shows how the rear garden could accommodate a new dwelling alongside suitable access, parking, private garden space and landscaping.
Carefully arranged to respond to the plot's limited width and depth, the design considers the relationship between the proposed home and the existing property at 37 Eddington Lane. The position and orientation aim to avoid a cramped appearance while ensuring both properties retain practical, usable spaces.
A new driveway from Eddington Lane would serve the proposed dwelling, with parking positioned within the site to provide convenient access and minimise its visual impact. The existing access to the main house would be retained.
Defined private garden areas would provide outdoor space for the new home while maintaining appropriate separation from the existing property.
The submitted plans set out the proposed access, parking, garden areas and boundary treatments, illustrating an approach intended to respect the surrounding residential character, the conservation area and the setting of the existing dwelling.

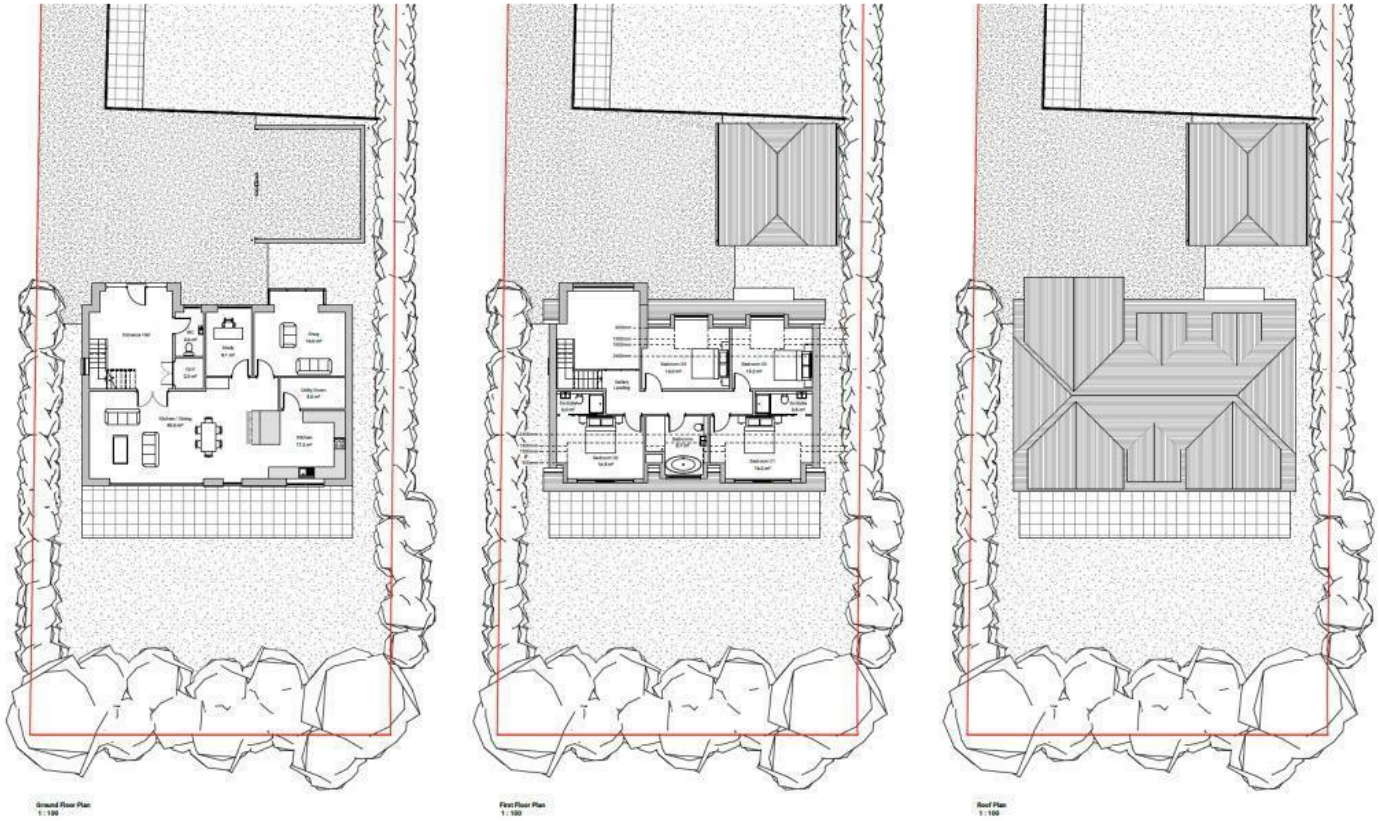
Planning (yet to be approved)
Ref: CA/23/01333
Approved on 18/09/2023
First floor side extension together with front porch following demolition of existing porch.

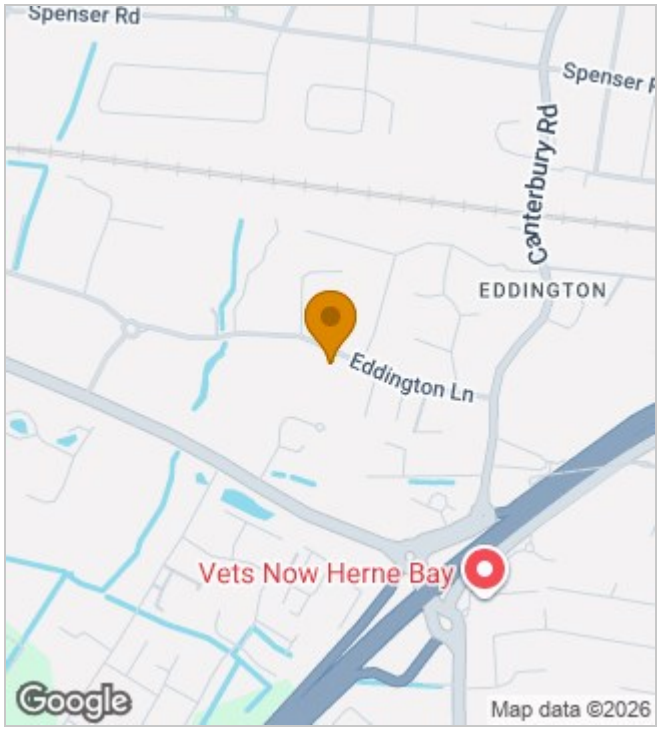
AGENT'S NOTE
The existing garage and swimming pool are to be demolished to make way for access to the proposed dwelling. The parties will liaise to agree the scope of works, responsibilities and associated arrangements, with the final terms to be agreed and documented through their respective solicitors.











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