



Architects

New Gate and Wall to existing building

at

**Home Acre
Melliker Lane
Meopham
Gravesend
KENT
DA13 0HY**

for

Marta Poczowska

Planning Statement

19th January 2024

**DAC Architects
21 Stone Street
Gravesend Ken
DA11 0NP**

This document is submitted in support of an application for a Lawful Development Certificate for proposals to construct a new wall and gate under Permitted Development rights.

Home Acre is located within the Green Belt.



p-001 aerial view looking south east

The site it is not believed to lie within an Area of Outstanding Natural Beauty or a Conservation Area or to lie within the curtilage of a Listed Building.

The Permitted Development Rights covered by this application relate to Part 2 minor operations.

The new wall and gate line is proposed to be set back from the highway. The new wall will be provided with a soft landscaping bed between the existing low level wall and the new proposed wall. The beds will allow for this zone to be planted with screening vegetation. This area along with the setting back of the wall creates a significant barrier between highway and the wall.

The gate will be set back 3.94M from the highway.

The entrance drive is to be reconfigured to improve access and to provide safer ingress and egress from the property.

The new wall will be constructed from brick with brick on edge tile creasing coping.

The gate and wall re-configuration is proposed to improve safety and to provide a secure boundary to the front of the property.

With respect to the proposal the position of the wall and the associated planting beds create a definitive barrier between the wall and the highway which diminishes its association allowing the wall height to be constructed to the proposed heights.

Accordingly it is respectfully requested that a Lawful Development Certificate is issued for this work.