



Architects

30 Castle Lane, Chalk. Gravesend Kent DA12 4TQ

PLANNING STATEMENT

Rev A

Project no – 5514

June 2026

To accompany a Householder Planning Application
Following a positive Pre Application Report PRE20260008

Being

The proposal is for infilling the form of the existing attached pergola structure creating a conservatory and to also introduce a covered roof area which has previously been approved within previous historic planning applications.



P001 – aerial view of site

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DA11 0NP

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Introduction

30 Castle Lane is a converted barn dwelling associated with number 32 Castle Lane. The proposal is to develop and improve the existing rear pergola structure to be a conservatory with solid roof covering.



P002 – Existing attached pergola

The application site is a detached converted barn located on the eastern boundary of No.32 Castle Lane which is a large semi-detached dwelling

The property is located in the Green Belt, on Grade 2 Agricultural Land, within an archaeological notification area and within the Higham Arable Farmlands Landscape Character Area.

The proposal relates to an existing detached annexe, located to the south east of the main property, which originally formed a barn as part of the larger site and was converted into a one-bedroom annexe after receiving approval in 2007.

Planning History

Reference	Description	Decision	Decision Date
20150614	Application for the variation of condition 1 attached to planning permission reference number 20120562 for the retention of converted barn forming a one bedroom granny annexe and erection of a covered patio area; to allow the barn to be rented as separate living accommodation, but not comprising a separate dwelling, and shall not be sold away from the main	Permission	02.09.2015

	dwelling without the prior approval of the Local Planning Authority.		
20120562	Retention of converted barn forming a one bedroom granny annexe and erection of a covered patio area.	Permission	07.08.2012
20090620	Application for approval of condition 5 of planning permission reference number 20070073 relating to the external facing materials.	Approval of details	18.09.2009
20070073	Conversion of existing barn into a one bedroom granny annexe involving erection of a covered patio area.	Permitted	27.03.2007

Pre App Enquiry 16/01/26 – report issued 12th June 2026.

PRE20260008 – the report confirmed the following:

The proposed works would require the benefit of planning permission, however, it is considered that due to the existing covered patio area, the proposal to enclose this area for use as a conservatory, would not result in an increase in external footprint or height and as such, would not increase the height, bulk or massing of the annexe and would not have a negative impact on the Green Belt or the Higham Arable Farmlands Landscape Character Area in terms. Due to the position of the annexe and its relationship with surrounding properties, it would not have a detrimental impact on neighbour amenity and would not have any impact on the existing parking or access.

It is also noted that the adjacent site [former scout hall] has recently had the benefit of the following applications approved:

Former Chalk Scout Hall Castle Lane Gravesend Kent

8 Castle Lane Gravesend Kent DA12 4TQ

6 Castle Lane Gravesend Kent DA12 4TQ

10 Castle Lane Gravesend Kent DA12 4TQ

These applications introduce two detached 3/4 bedroom chalet style bungalows and more recently an additional dwelling close to the boundary of the application site.

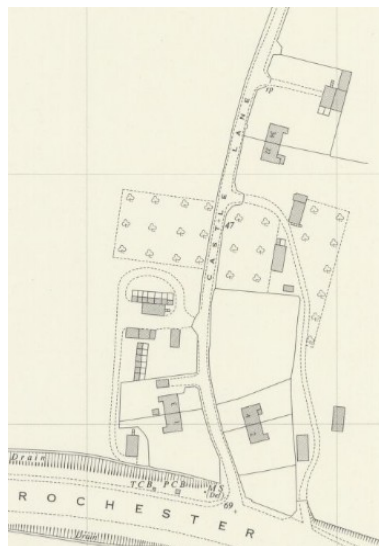
It is our strong assumption that the proposal when considering the minor nature of the intervention and when compared to the LPA's recent decisions with regard to development within the adjacent site and its impact upon the openness of the green belt that this application is a balanced and reasonable proposition that has negligible impact upon the Green Belt.

History

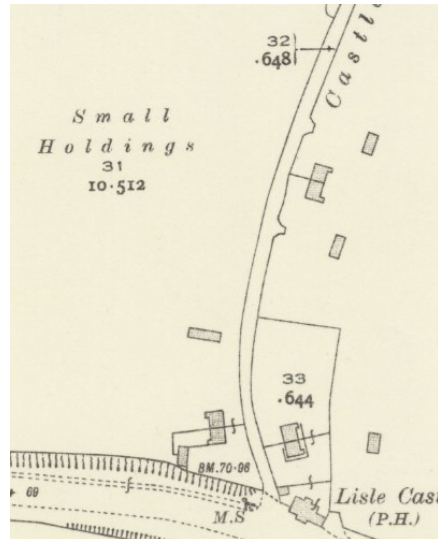
Regressive mapping



P003 – 1970



P004 – 1958



P05 – 1932



P006 – 1860

As can be seen from the above regressive mapping the locality has been populated by a number of small holding and agricultrual building historically behind the Lisle Castle [PH]. No longer in existence.

Planning Considerations Relevant Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Borough Council to determine planning applications in accordance with the development plan unless material considerations indicate otherwise. Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration will be whether the plan policies are relevant and up to date. The Development Plan for Gravesham currently comprises:

- Gravesham Local Plan Core Strategy and Policies Map (September 2014);
 - Saved policies in the Gravesham Local Plan First Review (November 1994);
- and

- The Kent Minerals and Waste Local Plan 2013 - 2030 (July 2016, revised 2020).

The relevant policies for the proposal are as follows:

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Design and Development Principle
- CS20 – Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review (1994)

- P3 – Vehicle Parking Standards
- TC7 – Other Archaeological Sites

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt Land
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Other Material Considerations

Supplementary Planning Guidance and other Documents

The Council has adopted a number of Supplementary Planning Guidance (SPG) documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications.

In addition, the Council has adopted a number of documents that have been produced by Kent County Council also as Supplementary Guidance.

<https://www.gravesham.gov.uk/local-plan-policy/supplementary-planning-guidance>

The following documents are relevant to the consideration of this enquiry:

- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Landscape Character Assessment (2009)

The Proposal

The existing dwelling has its own postal address, it being known as "The Barn 30 Castle Lane, Gravesend Kent DA12 4TQ and has its own separate rate assessment.

It is proposed to develop the rear attached pergola structure forming a new glazed conservatory with roof following the form of the existing structure. The internal GIA floor area will be just 24.6 sq. M.

The converted barn offers comfortable single bedroom dwelling; but the internal area is fairly compact and would greatly benefit by the slight increase of floor area to improve the amenity of the occupant. The new area will provide energy efficient space that will clearly present as a glazed addition to the barn. The development will have minimal impact upon the form of the existing structure and so accordingly the impact upon the greenbelt is also minimal.

Existing planning permission allows for the patio area to be provided with a roof covering and this proposal is for the infilling of the 3 exterior walls to allow the best use and improve amenity to the existing dwelling space.



P007 – existing and proposed site plan

Principle of development

The principle issues in determining this application:

- Green Belt;
- Design, Character, Appearance and Impact on the Landscape
- Amenity of Future Occupiers;
- Neighbouring Amenity;
- Parking and Highways; and
- Any Other Material Planning Considerations

Adopted policies emphasise the protection of Green Belt and Areas of Landscape Character from inappropriate development. This protection being afforded by Policy gives greater emphasis on protection of the Green Belt and the Countryside but also the protection and enhancement of the landscape by way of Landscape Character Assessment

National Planning Policy Framework (NPPF)

Paragraph 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay.

Paragraph 11 of the NPPF also states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination. The proposal seeks permission for the further development of an existing structure of similar form and area.

Green Belt

The application site is associated with number 32 and number 30 Castle Lane and the proposal would have limited detrimental effect upon the merging of settlements. It is noted that permission has been granted for the adjacent scout hut site being application **20210514** Demolition of the existing building and erection of two detached 3/4 bedroom chalet style bungalows.

Considering the above, we suggest that although the proposal in itself would not meet all of the criteria assigned to the designation of a grey belt proposal, the site area land generally would now be considered Grey Belt area under the NPPF as the site plan nestles between built up areas that have already been developed and there is evidence of previously built structures built to the locality.

The proposal will have limited effect upon urban sprawl, merging of communities and would have no or limited effect upon preserving the setting.

Therefore the proposal is not considered to fundamentally undermine the purposes of the remaining Green Belt across the area of the plan.

Using the designation criteria of grey belt land as a guide generally to support this proposal:

(b) There is a demonstrable unmet need for the type of development proposed

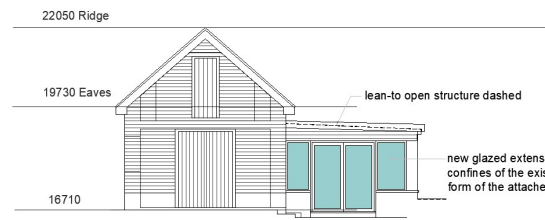
Our proposal although not providing a new dwelling does improve upon the living conditions and amenity of the existing dwelling and this contributes to the evidenced un met need for good quality housing generally.

(c) The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of the Framework

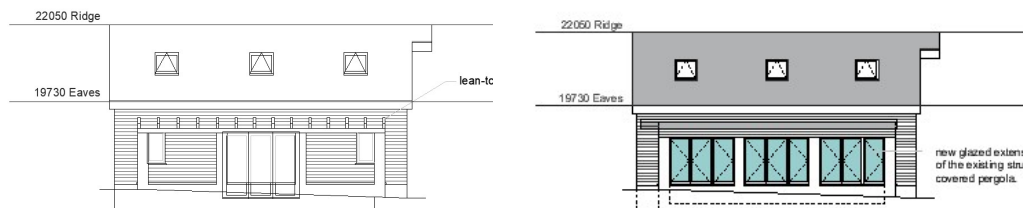
The proposal is close to public transport routes, schools, shops and facilities. Accordingly the site is considered to be in a sustainable location.

Design, Character, Appearance and Impact on the Landscape

The proposal is limited to the existing built form of the attached pergola and will be substantially glazed minimising any impacts upon the existing barn and the adjacent agricultural land.



P08 – Proposed infill glazed conservatory South elevation



P09 – Comparison of existing and proposed east elevation

Policy CS19 of the Local Plan Core Strategy (LPCS) states that development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area.

The existing pergola is to the rear of the annexe and not highly visible from public vantage points. It would enclose the existing structure which already has a brick dwarf wall and pillars and would not result in an increase in height or footprint. As such, in terms of design, would accord with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Amenity of Future Occupiers

The National Planning Policy Framework (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

The proposed extension to the annexe would provide suitable living space, with access to natural light and outlook. The proposal would therefore comply with the requirements of SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.

The proposal will sit well within the site and will have no significant material impact upon its surrounding area. The dwelling will benefit from good views over the adjoining agricultural land. The proposed extended floor area [24.6 sq M]. will enhance the living amenity of the existing dwelling and improve energy efficiency.

Neighbouring Amenity

The proposed building is in existing use as an annexe ancillary to the main dwelling and is located away from other residential neighbours and would not likely result in any significant harm to the amenity of the adjoining neighbours. The occupiers of the existing main dwellinghouse would likely not be impacted in terms of direct overlook, given the lack of side windows. There would also be no significant change to the scale of the building.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014. The proposal will have no impact upon the surrounding architecture and there will be no issues related to privacy or overlooking. It is not considered for there to be any detrimental impact on the amenity of surrounding properties.

Parking and Highways

The proposal will not have any measurable negative impact upon parking or the highways network.

The proposal would not increase the number of bedrooms within the annexe and therefore the parking provision remains unchanged.

Location

The application site lies within Green Belt Area although the locality has more in common with the urban area to the West of the site on the other side of Castle Lane.

The infilling of walls and implementation of already approved covered patio will have limited harmful impact upon the sense of openness of the green belt over and above what is currently built. In this particular case we make the assertion that on balance this proposal will have very limited impact upon the existing sense of openness of the Green Belt.

Policy CS12 (LPCS) states that the overall landscape character and valued landscapes will be conserved, restored and enhanced. The greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the National Landscape.

The application site is located within the Higham Arable Farmlands Landscape Character Area. The guidelines within the Gravesham Landscape Character Assessment (2009) are to restore and create.

The proposed development would not result in a significant increase in height or footprint over the existing annexe. The proposal would therefore not encroach into the countryside or result in a detrimental impact on the landscape character area. The development would therefore accord with Policies CS12 and CS19 (LPCS).

Flood risk summary

Your selected location: 30, Castle Lane, Gravesend, DA12 4TG

This information tells you the flood risk of the land around a building itself.

► [How we assess an area's flood risk](#)

► [Flood risk and climate change](#)

Surface water

[More about your surface water](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Rivers and the sea

[More about your rivers and sea](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences

Groundwater

[More about your groundwater](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows to the surface.

Flooding from rivers is more likely when groundwater levels are high.

Reservoirs

[More about your reservoirs](#)

Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to store water.

Other issues

- **Contamination**

As we are constructing upon recently built form it is not likely that this will have any relevance.

- **Archaeology**

Due to the existing built form it is not likely that the proposal will have any adverse effect upon potential archaeological finds

- **Construction Management**

The following construction phase methodology will be followed during the construction phase:

1. Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.
2. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.
3. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.
4. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.
5. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Community Infrastructure Levy (CIL)

Not applicable for this proposal.

Lower Thames Crossing

The construction of the Lower Thames Crossing is noted. Due to the scale of this proposal it will not cause or be subject to any adverse impacts from or to the associated construction works.

Principle Issues

The application site is located within the Green Belt, outside of any rural settlement, and within the Higham Arable Farmlands Landscape Character Area. The site comprises of an existing annexe which was converted from a barn following planning permission in 2007. The existing annexe has the benefit of a covered pergola to the rear which was given planning permission in 2012. The proposal seeks to infill this pergola to create a conservatory. The new conservatory would be within the confines of the existing structure and would not have an increase in height over the existing lean-to open roof.

Balancing exercise

The proposal will not significantly increase the scale of built development on the site, which would mean that the development to not have a harmful impact on the character and appearance of the site and will not result in a detrimental impact on the wider rural landscape character. The proposal should be considered to be in accordance with Policy CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014. The overall extent of the internal dwelling space and the individual rooms already meet the national and local standards in the Residential Layout Guidelines and

comply with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy.

The proposed development relates to the extension to an existing building and therefore could be considered an exception under 154(c).

The proposed extension would increase the annexe to the rear by adding a conservatory projecting 3.9m from the main annexe, measuring 7.56m wide and with a maximum height of 2.84m, reducing to 2.74m.

The conservatory would only be enclosing the sides of the existing pergola and would not be larger or taller. As such, it would not result in an increase in external footprint or height and bulk.

As such, in terms of impact on the Green Belt and extensions to buildings therein, the proposal would not be contrary to Paragraph 154(c) of the NPPF (2024).

Openness can be perceived spatially and visually. The building would not change in size or extent, so the proposed development would have no effect on spatial openness. Given the proposed use would remain integral to that of the main dwellinghouse, any additional residential paraphernalia associated with the annexe would be limited, such that it would not materially harm visual openness.

Therefore the openness of the Green Belt would be preserved. For the same reasons, the proposal would not conflict with the Green Belt's purpose, at paragraph 143 of the Framework, of safeguarding the countryside from encroachment. There is no suggestion the proposal would conflict with any of the other purposes listed in Framework Paragraph 143.

There will be no impacts relating to overlooking, loss of light or privacy etc. It is therefore considered that the development will not result in material harm to local amenity and is in compliance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy.

It is considered that the development will not impact upon or conflict with regard to highway terms with Gravesham Local Plan Core Strategy Policy C11 (Transport), saved policy T5 of the Gravesham Local Plan First Review 1994 and the Gravesham Planning Policy for vehicular accesses to classified highways (SPG 6, February 2009) or the Kent County Council Vehicle Crossing Guidance and Self-Assessment, October 2018.

Saved Policy C13 places an overall limit on extensions of one third of the gross floor area of the original dwelling, it does also state, 'unless the increased floor space has no overall effect on the existing bulk and appearance of the dwelling' (criteria (ii)). In this instance, the proposal would not result in an increase of height, bulk or external footprint, as it seeks to enclose the existing pergola.

Due to the above the proposal would be appropriate development in the Green Belt. As such, the proposal would be in line with paragraphs 143 and 154(c) of the NPPF (2024) and Saved Policy C13 (LPFR).

All other material planning considerations such as Ecology and Biodiversity, Landscaping and Trees, Archaeology, Construction and Contamination, Drainage/Flood Risk, have been considered and the conclusion is minimal or no impact.

Planning Conditions

We request that amendment to conditions include the following:

The amended barn conversion hereby permitted can be occupied as a self-contained living accommodation, ancillary to but not separate from the main dwelling; we request that as the barn is being occupied by a family member [the client's youngest son] that the suggested time restriction is not imposed on this application. We are more than happy to discuss the detail of any such condition.

Conclusion

The existing attached pergola is in existence, and the proposed development will have minimal impact upon urban sprawl and the adjacent land primary agricultural purpose or the sense of openness within the green belt; but will greatly improve the living conditions and amenity of the occupant.

We have been informed via pre application report that the proposal is supported by the council.

It is considered that due to the existing covered patio area, the proposal to enclose this area for use as a conservatory, would not result in an increase in external footprint or height and as such, would not increase the height, bulk or massing of the annexe and would not have a negative impact on the Green Belt or the Higham Arable Farmlands Landscape Character Area in terms.

Due to the position of the annexe and its relationship with surrounding properties, it would not have a detrimental impact on neighbour amenity and would not have any impact on the existing parking or access.

We respectfully request that the proposal is supported by the LPA.

Leslie D May - DAC Architects