
GSP PROJECT REF: [3919.PN](#)

PLANNING STATEMENT

Owlswood Cottage, Priestwood Road, Harvel, Meopham, DA13 0DA

**Lawful Development Certificate (Proposed) for
Single Storey Side Extension and Detached Outbuilding**



SEPTEMBER 2023

1.0 INTRODUCTION

- 1.1 This Statement is prepared in support of an application under Section 192 of the Town and Country Planning Act 1990 for a Certificate of Lawful proposed development in respect of the erection of a single storey side extension and 2 No. detached outbuildings.
- 1.2 The basis of this application is that it is permitted development under Part 1, Class A and E of Schedule II of the Town and Country Planning General Permitted Development Order 2015 (As Amended).
- 1.3 For the development under consideration, the following land title is relevant, an extract of the Land Registry map is also included below:

1. K756900 (described as 'Owlswood Cottage, Priestwood Road').



- 1.4 The following plans accompany this submission:

- 3919-01 Site Location Plan;
- 3919-02 Existing Block Plan;
- 3919-03 Existing First Floor and Ground Floor Plan;
- 3919-04 Existing Elevations;
- 3919-06 Proposed Block Plan;
- 3919-07 Proposed Ground Floor Plan;
- 3919-08 Proposed Elevations;
- 3919-09 Proposed Outbuilding and Shed.

2.0 SITE CONTEXT

- 2.1 The subject 0.33 hectare site is located to the eastern side of Priestwood Road, close to its junction with Chandler's Road to the south. On site is an existing detached chalet bungalow with front facing gable end and a flat roofed side extension attached to the north of the dwelling that in total occupies a footprint of about 87 sqm with a depth of about 8.5m and original width of 7.7m. It is set back 12.5m from the highway with loose hardcore dominating the space between the front elevation and electronic gates.
- 2.2 Alongside, to the south of the dwelling, is a triple width timber garage with two double access doors to the front. There is a long back garden containing several dilapidated outbuildings, with many having been damaged in the strong winds from winter 2022. A large wooded area makes up the remainder of the land title to the rear. The Site is within a rural area but is one of a cluster of residential sites on the subject side of Priestwood Road.
- 2.3 The site is beyond the southern boundary of an Area of Outstanding Natural Beauty, but it is within the Metropolitan Green Belt. The site forms part of the Parish of Meopham. There are no known designated or non-designated heritage assets nearby. The site is also within Flood Zone 1 which means it has a low probability of flooding from rivers and the sea. The nearest public right of way appears to be NS264 located some 100m away to the north.

3.0 RELEVANT PLANNING HISTORY

- 3.1 The following records are understood to be relevant to the subject site:

- [Erection of bungalow and garage](#)

Ref. No: 19580009 | Status: Application Refused

- [Construction of pitched roof over existing side extension with dormer window in proposed front roof slope; conversion of proposed roof space into a bedroom; erection of a conservatory at the rear and erection of a detached triple garage at the side.](#)

Ref. No: 20060049 | Status: Application Permitted. This proposed to erect a first floor above the existing single storey ground floor extension to the side. The consent also included a rear conservatory and the detached triple garage. The only element that appears to have been constructed is the triple garage (historic Google aerial photography also confirms the presence of the garage only after 2006).

- [Demolition of existing bungalow and erection of a 3-bed bungalow.](#)

Ref. No: 20220646 | Status: Application Refused on grounds relating to cumulative impact on the openness of the Green Belt, with disproportionate

scale and perceived bulk, and poorly designed, imbalanced and lacking coherence resulting in an incongruous appearance highly visible from the street scene.

▪ [Demolition of existing bungalow and erection of a 3-bed bungalow.](#)

Ref. No: 2022/00055/REF | Status: Appeal Dismissed on grounds of being inappropriate development in the Green Belt, adverse impact on the character and appearance of the area, plus no very special circumstances to override the identified harm in respect of the Green Belt.

4.0 COMPLIANCE WITH PERMITTED DEVELOPMENT LEGISLATION – SINGLE STOREY SIDE EXTENSION

Permitted Development

- 4.1 Class A of Part 1 of Schedule 2 of The Town and Country (General Permitted Development) (England) Order 2015 (as amended) permits development consisting of the enlargement, improvement or other alteration of a dwellinghouse.

Development Not Permitted

- 4.2 Paragraph A.1 sets out exceptions to when this permitted development right would not apply:
- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use) - **this is not the case;**
 - (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse) - **this will not be the case;**
 - (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse – **this will not be the case;**
 - (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse – **this will not be the case;**
 - (e) the enlarged part of the dwellinghouse would extend beyond a wall which: (i) forms the principal elevation of the original dwellinghouse, or; (ii) fronts a highway and forms a side elevation of the original dwellinghouse – **this will not be the case;**
 - (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and: (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or; (ii) exceed 4 metres in height – **this will not be the case;**

- (g) for a dwellinghouse not on article 2(3) land nor on a site of specific scientific interest, the enlarged part of the dwellinghouse would have a single storey and: (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or; (ii) exceed 4 metres in height – **this will not be the case;**
- (h) the enlarged part of the dwellinghouse would have more than a single storey and: (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or; (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse – **this will not be the case;**
- (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres – **this will not be the case;**
- (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would: (i) exceed 4 metres in height; (ii) have more than a single storey, or; (iii) have a width greater than half the width of the original dwellinghouse – **this will not be the case;**
- (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j) – **this will not be the case;**
- (k) it would consist of or include: (i) the construction or provision of a verandah, balcony or raised platform; (ii) the installation, alteration or replacement of a microwave antenna; (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or; (iv) an alteration to any part of the roof of the dwellinghouse – **this will not be the case;**
- (l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses) – **this is not the case.**

4.3 Paragraph A.2 relates to article 2(3) land only, and is not relevant to this particular submission.

4.4 Under paragraph A.3, development permitted by Class A is subject to the following conditions:

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse – **this will be the case as is confirmed in the labels referring to materials as included on the plans;**
- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be: (i) obscure-glazed; (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed – **there are no upper floor windows, so this will be the case;**
- (c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the

roof pitch of the original dwellinghouse – *the enlarged part does not have more than a single storey, so this is not relevant.*

- 4.5 The requirements under paragraph A.4 are not relevant to this submission because the development does not involve a rear extension.

5.0 COMPLIANCE WITH PERMITTED DEVELOPMENT LEGISLATION – DETACHED OUTBUILDING

Permitted Development

- 5.1 The basis of this part of the application is that it is permitted development under Part 1, Class E of Schedule 2 of the Town and Country Planning General Permitted Development Order 2015 (As Amended).

Development Not Permitted

- 5.2 Paragraph E.1 sets out exceptions to when this permitted development right would not apply. The response to each part is set out below:
- 5.3
- (a) Permission to use the dwellinghouse was not granted by virtue of Class M, N, P or Q of Part 3 of this Schedule;
 - (b) The total area of ground covered by extensions to the dwelling and the outbuildings will not exceed 50% of the total ground area of the curtilage (excluding the ground area of the original dwellinghouse);
 - (c) The outbuildings will not be located forward of the principal elevation of the original dwellinghouse;
 - (d) The outbuildings are to be single storey only;
 - (e) The height of the outbuildings, which will not be within 2m of the boundary of the curtilage, will not exceed 4m to the top of the dual pitched roof;
 - (f) The height of the eaves will not exceed 2.5m;
 - (g) The site is not within the curtilage of a Listed Building;
 - (h) The proposals do not involve the construction of a veranda, balcony or raised platform;
 - (i) It does not involve the creation of a new dwelling or involve microwave antenna;
 - (j) It does not involve the provision of a container.

Criteria in Class E2

- 5.4 The dwelling is not located within any of the areas where an exclusion applies.

Criteria in Class E3

- 5.5 The dwelling is not on Article 2 (3) land.

Criteria in Class E4

- 5.6 The summerhouse to enjoy views across the rest of the plot. It will be used for purposes incidental to the enjoyment of the dwelling house. It is not proposed to be used as separate self-contained accommodation nor for any form of primary living accommodation.

- 5.7 The outbuilding to the opposite side of the garden is to also be used for purposes incidental to the enjoyment of the dwelling house. The floor plans confirm its use to be that of a small workshop and storage area, plus gym and associated toilet/shower. As such, it is clear that this outbuilding will also not be used as separate self-contained accommodation nor contain any form of primary living accommodation.

6.0 CONCLUSIONS

- 6.1 For the above reasons, the Council is respectfully requested to issue a Certificate confirming that the single storey side extension and detached outbuildings can be constructed under permitted development rights.