STATEMENT IN SUPPORT FOR

LAWFUL DEVELOPMENT AS EXISTING FOR ONE OUTBUILDING AT:

THE RED HOUSE WRANGLING LANE GREAT BUCKLAND LUDDESDOWN GRAVESEND KENT DA13 0XF

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CIAT
Registered Practice

Introduction:

THE APPLICATION IS SUBMITTED FOR AN EXISTING OUTBUILDING SITED TO THE SOUTH OF THE EXISTING DWELLINGHOUSE, WHERE NOW REMOVED OUTBUILDING 'A' WAS POSITIONED (SEE PHOTO 1 & 2 ATTACHED).

Additional Information:

THIS STATEMENT IS TO BE READ IN CONJUNCTION WITH THE FOLLOWING PLANS SUBMITTED.

DRAWING No: OB/01/01 – LOCATION AND SITE PLANS.
DRAWING No: OB/01/02 – EXISTING PLAN AND ELEVATIONS.
DRAWING No: OB/01/03 – EXISTING EAST ELEVATION.

Existing Outbuilding:

THE EXISTING OUTBUILDING SOME 13.450m FROM THE EXISTING MAIN HOUSE IS SET BACK 1.2m FROM THE REAR WALL OF THE ORIGINAL HOUSE FOOTPRINT.

THE OUTBUILDING IS DIVIDED INTERNALLY INTO SIX EQUAL BAYS, WITH BAYS 1-3 FOR THE STORAGE OF GARDEN MAINTENANCE MACHINERY AND GARDEN FURNITURE, WHILE BAYS 3-6 ARE KENNELS INCIDENTAL TO THE PERSONAL ENJOYMENT OF THE MAIN DWELLINGHOUSE.

Further Information:

AS PHOTO 1 ATTACHED, PREVIOUSLY ON SITE WERE OUTBUILDINGS 'A' AND 'B' TOGETHER WITH AN ATTACHED EXTENSION TO THE SOUTH OF THE MAIN HOUSE.

AS PHOTO 3 ATTACHED THERE WAS ALSO PREVIOUSLY A CONSERVATORY ATTACHED TO THE EXISTING ORIGINAL REAR WALL OF THE HOUSE, TOGETHER WITH A SMALL TIMBER STRUCTURE (MARKED 'X' ON THE PHOTO), WHICH IS UNDERSTOOD TO HAVE BEEN A UTILITY AREA, BUT MOST LIKELY A LOBBY/BOOTROOM DUE TO THE LACK OF EVIDENCE OF DRAINAGE IN THE IMMEDIATE VICINITY.

IT WOULD BE ASSUMED THIS 'TACK ON' TIMBER STRUCTURE WOULD HAVE ALSO SERVED FOR OUTSIDE CLOTHING AND FOOTWEAR WHILE WORKING AND MAINTAINING THE EXTENSIVE GARDEN AREAS.

LOOKING AT THE SMALLER STRUCTURE WHICH IS SET BACK FROM THE CONSERVATORY, IT IS QUITE CLEAR THIS TIMBER STRUCTURE WAS ADDED AFTER THE ORIGINAL HOUSE WAS BUILT, MORE SO WITH ITS LEAN TO ROOF WITH FASCIA BOARD NOT ALIGNING WITH THE EXISTING MAIN HOUSE.

Conclusion:

FURTHER TO THE EVIDENCE SUBMITTED, IT IS THE BELIEF THAT THE EXISTING OUTBUILDING ACCORDS WITH THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 AS AMENDED IN THIS DESIGNATED AREA KNOW AS KENT DOWNS NATIONAL LANDSCAPES (FORMERLY AONB).

End of Statement.

PHOTO 1

16:14
Jill The Red House
22/02/2025, 16:13
OUTBUILDING 'B
OUTBUILDING 'A'
EXTENSION
MAIN HOUSE
Reply

PHOTO 2

PHOTO 3

