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SUPPORTING STATEMENT

**LITTLE ROSE FARM
GRAVESEND ROAD
MEOPHAM
KENT
TN15 7JS**

FOR

Mr & Mrs O'Neil

28th March 2024

Project: Little Rose Farm, Gravesend Road, Meopham, Kent TN15 7JS

Client: Mr & Mrs O'Neil

Document: Supporting Statement

Ref: JLH/ 269

Issue

Date

Status

1.0 INTRODUCTION

- 1.1 This Supporting Statement has been prepared to support a prior approval application to convert the existing agricultural barn into Class E(g).
- 1.2 The application includes the following documents:-
 - i) Drawings prepared by Haskins Designs Ltd.
 - ii) Transport Assessment by Bellamy Roberts Consultants.

2.0 DETAILS OF THE EXISTING BUILDING AND THE SURROUNDING AREA.

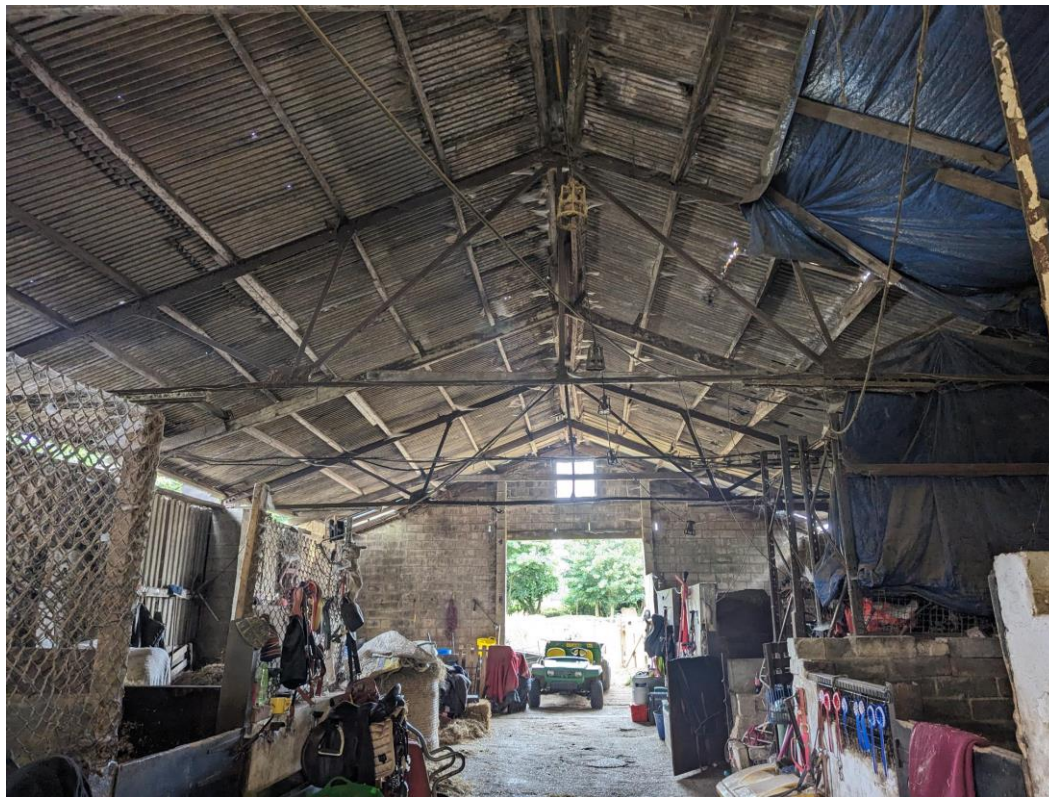
- 2.1 The existing barn consists of a single storey structure incorporating a steel frame with some walls clad with corrugated metal sheeting and each gable ends constructed in concrete blockwork. The existing base is a concrete slab and the roof clad with asbestos corrugated sheeting.
- 2.2 There is a lean-to structure to one side of the building which is completely separate from the main building. This is not deemed to be a permanent structure and has open ended timber structure with no significant walls, floor slab or structural integrity.
- 2.3 The main barn is located within the farmland and has direct vehicular and pedestrian access onto Gravesend Road to the South of the site. Furthermore, there is an area of hardstanding to the side and front of the building which will be retained for general parking and manoeuvrability for all vehicles to safely enter and exit the site.
- 2.4 The main barn is used for the storage of materials and equipment ancillary to the farm land. There are a number of pods within the building for stabling the horses and sheep when required.
- 2.6 The farmland is historically used for grazing of sheep and horses plus the growing of hay and fruit trees.
- 2.7 The building is located well away from any neighbouring properties and there are no existing trees or landscape features that will be affected by these proposals.
- 2.8 The site is not located within a Conservation Area and none of the existing buildings on site are locally or nationally listed. The site is located within Flood Zone 1, which is very low risk.
- 2.9 The following photographs and aerial views provide more details of the site, the existing buildings and the surrounding area.

General External Photo of the Main Building





General Internal Photos of the Main Building.



Aerial View of the Site.



Street Views of Existing Entrance to the Site





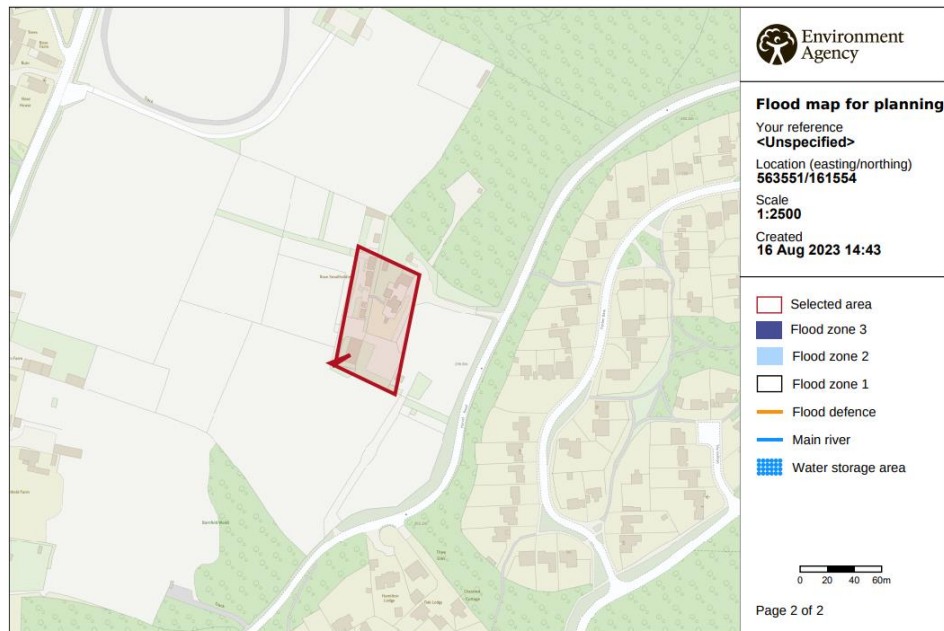
3.0 THE PROPOSALS

3.1 The proposals seek Prior Approval for the conversion of the existing agricultural barn into Class E(g). The Town and Country Planning (General Permitted Development) as introduced 1st September 2020– with revisions to the permitted development rights that were introduced 1st August 2020 which allows agricultural buildings to commercial building.

The existing building has been used for agricultural activities, since its construction.

3.2 The requirements for any buildings over 150 square metres includes the application to address the following issues:

- i) Transport & Highways Impact.– The application includes a detailed Transport Report from Bellamy Roberts.
- ii) Noise Impact.– The building is located in an isolated area with the nearest residential property 224 metres from the site. Therefore there will be no noise impact upon any neighbouring properties.
- iii) Contamination Risks.– As the building has only been used for agricultural use, there will be no risk of contaminated substances.
- iv) Flood Risks.– It is noted that the site is located within in Flood Zone 1 which is very low risk. Therefore there is no undue impact on this property. Please see below the Flood Risk map from Environment Agency.



- 3.3 The submitted plans show how easily the building can be adapted to provide 4 commercial units without any major structural alterations. The site includes a large area of hardstand at the side of the building that will provide ample space for associated parking and general access for potential commercial vehicles. Refer to the submitted Transport Statement for more details.
- 3.4 On this basis we are confident that we fully comply with the requirements of Class R and that Prior Approval for this charge should be granted.