

DISTARTI, 48 RHODODENDRON AVENUE, MEOPHAM, GRAVESEND, DA13 0TT

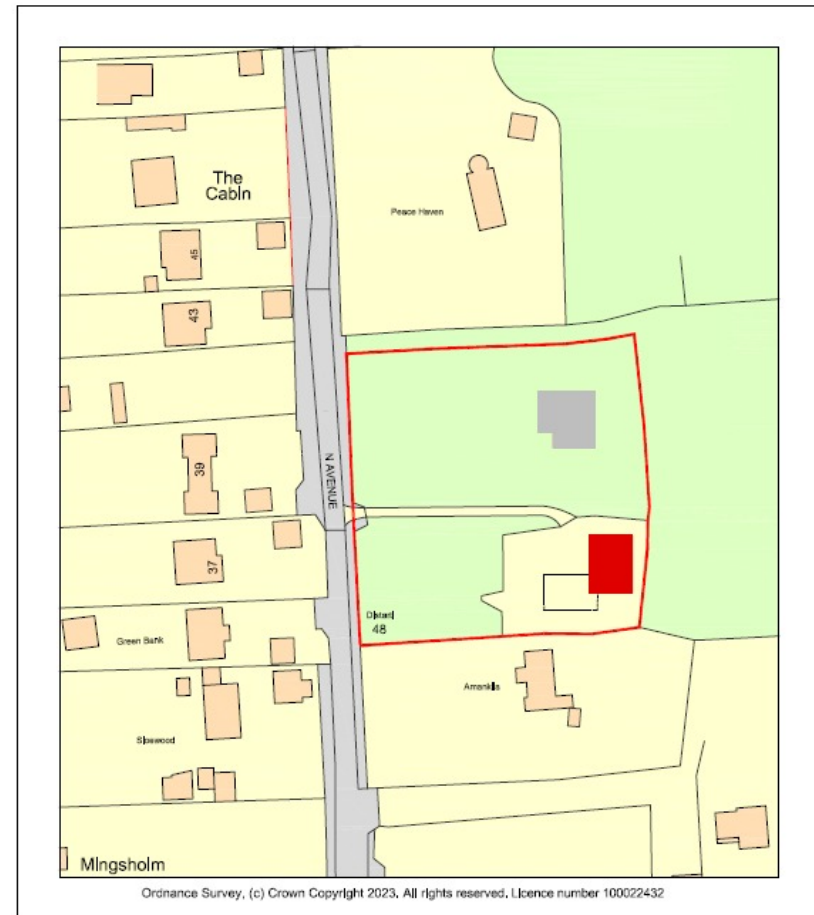
**PLANNING STATEMENT
CG-284
APRIL 2026
CADGUYS**



Aerial Photo



Site Map



LOCATION PLAN
scale 1:1250

DETAILS

Location DISTARTI, 48 RHODODENDRON AVENUE, MEOPHAM, GRAVESEND, DA13 0TT
LPA GRAVESHAM BOROUGH COUNCIL
Site Area 4000 Sqm

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1.0 Introduction

This application seeks full householder planning permission for the erection of a single-storey detached outbuilding within the residential curtilage of Distarti, 48 Rhododendron Avenue, Meopham.

The proposal follows a previously submitted Lawful Development Certificate application which was withdrawn, and is now correctly presented as a householder planning application for full consideration by the Local Planning Authority.

1.1 Site Description

The application site comprises a detached dwelling set within a spacious and well-established residential plot along Rhododendron Avenue. The surrounding area is characterised by detached properties set within generous plots, with substantial rear gardens and a pattern of ancillary domestic structures.

The proposed outbuilding is located to the rear of the host dwelling, well within the site boundaries and at a significant distance from neighbouring properties, as shown on the submitted site and block plans

1.2 Planning History

The site benefits from a recent and relevant planning history which establishes the principle of residential development and site evolution.

Planning permission was granted under reference 20240001 for the demolition of the existing dwelling and the erection of a new replacement dwelling. Subsequent applications under references 20250070 and 20250081 approved details and variations relating to the approved dwelling, including materials, drainage, biodiversity enhancements, and amendments to the dwelling position.

A Lawful Development Certificate application (reference 20251153) was submitted for an outbuilding intended for ancillary purposes; however, this application was withdrawn following confirmation that the proposal did not fall within permitted development tolerances.

The current application therefore seeks full planning permission for the outbuilding, addressing this procedural matter appropriately.

1.3 The Proposed Development

The proposal comprises the erection of a single-storey outbuilding designed to provide a double garage, workshop, storage space and a WC, all for purposes incidental to the enjoyment of the main dwellinghouse.

The layout, as shown on the proposed floor plan, clearly demonstrates that the building is arranged around garage and ancillary functional spaces, with no facilities that would enable independent residential occupation.

The building is modest in height and adopts a simple dual-pitched roof form, with rooflights providing natural light while maintaining privacy. The elevations indicate the use of materials to match the host dwelling, including brickwork and roof tiles, ensuring a cohesive and subordinate appearance.

1.4 Design, Scale and Character

The proposed outbuilding has been designed to appear as a subordinate and ancillary structure within the curtilage of the host dwelling. Its single-storey scale, traditional roof form and material palette ensure that it integrates appropriately with the main dwelling and surrounding built form.

Given the generous size of the plot, the footprint and overall scale of the building are considered proportionate and do not represent overdevelopment. The structure maintains a low visual profile and is consistent with typical domestic outbuildings found within similar residential settings.

The proposal therefore preserves the character and appearance of the surrounding area.



1.5 Impact on Residential Amenity

The siting, scale and design of the proposed outbuilding ensure that there will be no adverse impact on the amenities of neighbouring occupiers.

The building is positioned at a considerable distance from site boundaries and neighbouring dwellings, ensuring that it does not result in overshadowing, overbearing impact or loss of outlook. The single-storey height further reduces any potential visual impact.

Openings are limited in number and are either oriented internally within the site or provided at high level in the form of rooflights, thereby preventing any overlooking or loss of privacy to adjacent properties.

1.6 Use and Ancillary Nature

The proposed outbuilding is clearly incidental to the use of the main dwellinghouse. It is intended to provide domestic garaging, workshop space, storage and a WC facility for the occupants of the main dwelling.

The building does not include a kitchen or any facilities that would enable independent living, nor does it provide separate access or subdivision that would allow it to function as a separate residential unit.

The proposal therefore accords with established planning principles relating to ancillary residential outbuildings.

1.7 Highways and Parking

The provision of a double garage within the site enhances off-street parking capacity and supports sustainable parking arrangements. The development will not result in any adverse impact on highway safety or the surrounding road network.

1.8 Conclusion

The proposed outbuilding represents a well-considered and proportionate form of development that is appropriate to its setting. It is subordinate to the host dwelling, respects the character of the area, and safeguards neighbouring amenity.

The proposal is clearly ancillary in nature and does not constitute a separate dwelling. It responds appropriately to the outcome of the previous Lawful Development Certificate application and is correctly submitted as a householder planning application.

In light of the above, the proposal is considered to comply with relevant planning policy and is respectfully recommended for approval.

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