

Planning Policy

National & local policies do not allow for development within the Greenbelt unless there are very special circumstances. However, it has been established on appeal that the addition a small porch within this caravan park does not erode the openness of the Greenbelt, would not change the definition of the home as a caravan, and has been allowed on many previous occasions. These have been established as amounting to very spacial circumstances. The relevent parts of the appeal, relating to no.24 Southfield Shaw Park, are reproduced below. The size of the approved porch was 3.2m x 1.3m, adding 5.12 sqm external footprint.

This proposal is smaller than that approved at no.24, adding 4.48 sqm external footprint.
The heating energy saved by adding a storm porch should also be taken account of, as it will lead to a more sustainable residence.

Appeal Ref: APP/K2230/D/18/3207576
24 Southfield Shaw Park Homes, Harvel Road, Meopham, Gravesend
DA13 0RH

9. Given the very small scale of the proposal sited within the residential caravan park, and within the confines of an established plot, I do not consider that it would have any material impact on openness. No additional harm is therefore added in this regard.

11. The Appellant has drawn my attention to the considerable number of extensions and porches which have already been constructed at the same caravan park, some of which appear relatively recent, and most of these porches and extensions I saw at my site visit. The Council has not suggested that these other additions have been undertaken without the benefit of permissions. Whilst each proposal must be considered on its individual merits, it does seem to me that the existence of so many other extensions and alterations cannot be ignored in my assessment of this proposal

12. The Council has not offered any reason for why it is now appearing to take a different approach and seeking to resist this modest addition. I am not aware of and have not been advised of any changes to Green Belt policy which would justify a different decision to this particular case, in comparison with earlier approvals. Past actions will have created a reasonable expectation that similar proposals will also be accepted. Whilst I understand that the Council is concerned about establishing a future precedent, it seems to me that with so many extensions and porches already permitted their suitability has already been established to a large degree. Presumably they were assessed to be acceptable in green belt terms and given how many there are they represent a strong and compelling factor in favour of the proposal. This adds substantial weight in support of the proposal.

14. I have already found that substantial weight must be given to the harm to the Green Belt by reason of the inappropriateness of the proposed development. Against this harm must be weighed the considerations relating to the established precedent of a large number of other porches and extensions already allowed and built across the park, and that the appeal home, even with the addition of the porch would remain well within the definition of a caravan and smaller in size and therefore bulk and massing than many of the other existing homes. Taken together, I find that these other considerations clearly outweigh the harm to the Green Belt by way of inappropriateness.

15. It is not often the case that other similar developments amount to the main reason to allow a proposal. However, in this case the number of porches and extensions elsewhere on the park is such an established feature that it is warranted here especially as no formal change in approach has been explained. For these reasons I am satisfied that the very special circumstances necessary to justify inappropriate development exist and justify allowing the appeal.

CLIENT; P Winter		
PROJECT; 47 Southshield Shaw, Harvel rd, DA13 0RH		
TITLE; planning statement		
SCALE; NTS	DATE; Feb. 2022	DRAWN;GB

DRAWING NUMBER

22-03-04

