

PLANNING SUPPORTING STATEMENT

Development Type: Replacement of part of an existing stable building with a single storey residential annexe to the main house for supported living

Applicant: Mr D R Powell

Site Address: Stable Yard, Steeles Lane, Meopham, Kent DA13 0QD

Local Planning Authority: Gravesham Borough Council

1. Introduction

- 1.1 This Planning Supporting Statement accompanies a planning application for the replacement of part of an existing stable building with a modest single-storey residential annexe to provide supported living accommodation for the applicant's grandson, George Powell.
- 1.2 George is a 19-year-old autistic adult with significant lifelong care needs. As set out in the supporting information, "George is autistic and requires 24-hour care, every day of the year. Kent County Council has approved a full care package that provides continuous support." The proposed development seeks to provide a safe, calm, and permanent lifelong home for George within his established family environment, on land already owned and managed by the family. The proposal is family-led, needs-driven, and designed to meet George's long-term wellbeing, safety, and stability.
- 1.3 The planning application is accompanied by all necessary application forms, certificates and relevant plans and sections together with an illustrated Design and Access and Planning Statement, along with this additional Planning Supporting Statement, and also a supporting letter from Nicola Powell, George's mother (who is a Chartered Physiotherapist), submitted in accordance with national and local validation requirements.
- 1.4 The purpose of this planning supporting statement is to appraise the planning merits of the development scheme within the context of the development allocations that apply to the site and the planning policies as set out in the National Planning Policy Framework (NPPF) and the adopted Development Plan.
- 1.5 The Planning Supporting Statement is set out as follows:
 - Section 2 describes the site and surroundings and outlines the planning history
 - Section 3 outlines the proposed development scheme
 - Section 4 summarises the national and local plan policies relevant to the proposal and indicates compliance with relevant policies
 - Section 5 assesses the scheme in respect of design, land use, landscape, residential amenity, highways and environmental/ecology matters
 - Section 6 draws together the conclusions of the supporting statement

2. The Site and Surroundings and Relevant Planning History

The Existing Site and House

- 2.1 Stable Cottage is located at the most eastern end of a continuous line of dwellings along the south side of Steele's Lane, a private unmade and un-adopted road (but which is also shown as a public footpath, NS360) to the south of Meopham Green, within Meopham Parish. It is in a rural location and a Green Belt area outside any defined rural settlement but nevertheless it effectively is part of the village of Meopham.
- 2.2 The cottage is a two storey dwelling with a modern conservatory addition to the eastern elevation. It is a moderately sized dwellinghouse created from the amalgamation of two very modest cottages during the late twentieth century. The cottage has part rendered and part tile hung walls with a tiled pitched roof.
- 2.3 It has a small garden to the west and a larger garden to the east, which is open along its northern boundary but screened by hedging along the southern boundary. The garden to the east adjoins a further public footpath on its northern boundary (NS285). This footpath is shown as a by-way open to all traffic on the Public Rights of Way map.
- 2.4 There is a stable building including other attached outbuildings which are located 13.7m to the north east of Stable Cottage in a separate yard and field. The stables have a hardstanding area immediately to the south and east. The applicant has owned Stable Cottage with the adjoining land (just under 7 acres) since 1986 and have leased the stable yard with the adjoining field (about 2 acres) from 1986 until 2011 when his family took ownership of this. The applicant parks his vehicles on the hardstandings in the yard area as there is currently no onsite provision within the curtilage of the dwelling. There is an additional public footpath (NS267) that crosses diagonally the wider field to the north and east of the stable buildings but it runs well away from the stable yard.
- 2.5 The stable buildings are no longer used as such and for the large part are run down and not fit for purpose and used only for an element of domestic storage including for storage of mowers and other gardening equipment. The stables had provided stabling for 8 horses as a livery yard but have not been used either for private livery or for the applicants own horses for over 18 years. There is a kitchen garden to the east of the stable buildings used by the applicant for growing his own produce. The yard is fenced and gated. There is a manège (sand school) still in existence to the south east of the dwelling curtilage in a separate field in the applicant's ownership.
- 2.6 The stable buildings are largely clad in black stained weatherboarding and mostly with metal clad pitched roofs and with some gentle sloping or flat roofs. The maximum height of the current stables is 4.05m from ground level.
- 2.7 The site area of the dwelling, its curtilage and the stables and yard extends to 2575m² (0.258 hectares). This is the application site area as shown by the red line site boundary in the submitted location plan accompanying this planning application and the applicant owns an additional 3.55 hectares (8.8 acres) of land delineated by the blue line in the location plan.

- 2.8 The stables and other outbuildings on the site have a combined footprint currently of 240m².

Planning History

- 2.9 The relevant planning history relating to both Stable Cottage and the stable yard is set out in the table below in chronological order.

Ref No	Description and Site	Decision	Date
TH/6/73/247	Conversion of two existing cottages into one. Construction of single storey extension to side	Permitted	16.07.1973
TH/6/73/483	Use of 10 acres of land and related buildings as a private livery stable including the provision of a car parking area	Permitted	04.04.1974
19810583	Erection of two storey side extension to form porch hall and lounge with bedroom and bathroom over	Refused	22.07.1981
19820015	Formation of all-weather riding area and erection of two 25 feet high flood lighting poles each fitted with 1500 watt tungsten halogen lights	Permitted	24.02.1982
19840351	Erection of conservatory	Permitted	15.05.1984
20161066	Erection of detached garage in rear garden	Refused Appeal Allowed	25.05.2018 23.11.2018

- 2.10 It should be noted that although permission was given on appeal by the Planning Inspectorate in 2018 for a detached double garage in the garden curtilage of Stable Cottage measuring 6.00 metres wide by 5.40 metres deep and 3.9 metres high, that permission has not been implemented and has now expired.
- 2.11 Nevertheless it is pertinent to note that notwithstanding the location within the Green Belt, the Planning Inspector considered that the garage could be considered a normal domestic adjunct of the dwelling, and its erection could therefore be considered in respect of the exception set out at what was then part d) of paragraph 145 of the NPPF.
- 2.12 The Inspector determined that the development was not inappropriate development in the Green Belt and should not be regarded as harmful either to the openness of the Green Belt or to the purposes of including land in the Green Belt and it was not

necessary to identify any considerations which would amount to the very special circumstances which would justify the development.

3. The Proposed Development

3.1 The proposal, the subject of this planning application, is for the replacement of part of an existing stable building with a single-storey residential annexe to provide supported living accommodation for the applicant's grandson, George Powell.

3.2 The relevant drawings submitted with this application are as follows:

Drawing No 26-17-01: Location Plan

Drawing No 26-17-02: Site Layout Plan as Existing

Drawing No 26-17-03: Site Layout Plan as Proposed

Drawing No 26-17-04: Floor Plan as Proposed

Drawing No 26-17-05: Existing Elevations

Drawing No 26-17-06: Proposed Elevations

Drawing No 26-17-07: Illustrated Design, Access and Planning Statement

Drawing No 26-17-08: Preliminary Ecological Assessment

3.3 The proposal is for a modest, single-storey annex, designed specifically around George's sensory, emotional, and practical needs. It will include:

- A sensory room for when George becomes anxious or overwhelmed
- A lounge with countryside views, providing a calming visual focus
- Three bedrooms
 - One for George
 - One for carers providing round-the-clock support
 - One for family members who assist with his care and for a second carer when needed
- Two bathrooms
 - One will be George's en-suite, designed specifically to meet his autistic needs, providing privacy, familiarity, and a controlled sensory environment
 - One bathroom for carers and family members
- A kitchen that can be securely locked at night, preventing George from accessing food unsupervised or turning appliances on, ensuring his safety and maintaining his established routines
- A utility room for laundry and care-related tasks
- A boot room for carers and family entering from outside

3.4 The layout is simple, safe, and easy to navigate - essential for someone with George's needs. The need for the annexe to be at this location is because George cannot cope with busy environments, unfamiliar places, or constant change. The site is:

- Quiet and Rural
- Familiar
- Safe
- Close to family support
- Already partly developed

These characteristics are essential to his wellbeing and cannot be replicated elsewhere without causing harm.

- 3.5 The remaining stable buildings will be retained and refurbished to provide essential storage for gardening equipment, tools, and machinery used to maintain both the applicant's land and the 6-acre adjacent land which the family also owns. The main dwelling currently relies on this storage and parking area and its retention avoids the need for new outbuildings elsewhere on the site. Parking for both dwellings will be contained within the existing yard, ensuring no additional hardstanding is required and preserving the rural character of the wider fields.
- 3.6 The annexe itself will be an 'L' shaped building extending to 12.86m on the northern side and 8.3m on the southern side and will have a floor area of 114m². The annexe will be clad in black stained featheredged weatherboarding echoing the appearance of the existing stables and with a pitched roof covered in Cedral Thrutone fibre cement slates. The overall height to the ridge will not exceed the current stables being 4.05m high from ground level. The proposals include some minor ground lowering to create a ramped path to the front door of the annexe. The lean-to storage barn on the north side of the stables will be removed to form a small garden area for the annexe.
- 3.7 The submitted plans indicate that the built footprint of the new annexe plus the footprint of the retained buildings is 192m², and that 176m² of the existing built footprint will be demolished, which is a significant reduction on the site. Similarly there is a reduction in overall built volume on the site. The volume of the stables and barns currently is 551.4m³, 412.4m³ of which is removed. The volume of the new building is 406.2m³, so the overall volume of building is reduced by 6.2m³.
- 3.8 The proposed development will not materially affect the nearby footpaths or their users.

4. National and Local Planning Policies and their assessment in relation to the Development Proposals

National Planning Policy Framework

- 4.1 National Planning Policies for England are set out in the National Planning Policy Framework (NPPF), and how these should be applied, last revised December 2024.
- 4.2 The following sections in the National Planning Policy Framework (NPPF), 2024 are specifically highlighted as being of particular relevance to the consideration of the proposal although it is recognised that other parts of the NPPF may also be of some relevance.
 - Section 2: Achieving sustainable development
 - Section 4: Decision-making
 - Section 5: Delivering a sufficient supply of homes
 - Section 9: Promoting sustainable transport

- Section 12: Achieving well-designed places
- Section 13: Protecting Green Belt land
- Section 15: Conserving and enhancing the natural environment

Green Belt Assessment

- 4.3 The application site lies within the Metropolitan Green Belt. The proposal has therefore been assessed against Green Belt policy in the National Planning Policy Framework (NPPF) as well as relevant local Green Belt policy.
- 4.4 The NPPF confirms that the essential characteristics of Green Belts are their openness and permanence (paragraph 142). Paragraph 143 sets out the 5 purposes of the Green Belt, which notably included checking unrestricted sprawl and safeguarding the countryside from encroachment.
- 4.5 In respect of proposals affecting the Green Belt paragraph 153 of the NPPF states that,
- “When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations”.*
- 4.6 It is considered that any harm by reason of inappropriateness or otherwise is minimal, and the needs of the applicants family to house their disabled son is paramount and clearly outweighs other issues.
- 4.7 Development including new buildings in the Green Belt are generally considered inappropriate unless they fall within specific exceptions listed in paragraph 154 of the NPPF.
- 4.8 Two of the exceptions listed are for Extension or Alteration of a Building, Paragraph 149 (c), and for Replacement Buildings, Paragraph 149 (d) and these allow for:
- (c) “the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”;*
(d) “the replacement of a building, provided the new building is similar and not materially larger than the one it replaces.”
- 4.9 It is considered that this proposal meets the exceptions because:
- It replaces part of an existing stable building.
 - It is modest, single-storey, and low-profile.
 - It is sited within the existing developed footprint of the stable yard.
 - It does not extend built form into open countryside.
- 4.10 As indicated earlier in this supporting statement there is a significant reduction in built footprint on the site and a reduction in overall built volume on the site.

- 4.11 The existing stables are no longer fit for purpose, and their replacement represents an appropriate and proportionate renewal of built form within the established yard.
- 4.12 It is submitted that the annexe is designed to sit comfortably within the existing stable yard footprint and is small in scale and entirely appropriate for its setting.
- 4.13 Paragraph 155 of the NPPF sets out that:
- The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply:
- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
 - b. There is a demonstrable unmet need for the type of development proposed
 - c. The development would be in a sustainable location
 - d. Where applicable, the development meets the 'Golden Rules' requirements
- 4.14 The footprint of the proposal is currently occupied by buildings and so the site falls within the definition of 'brownfield' land, or previously developed land as set out in Annex 2 (Glossary) of the NPPF. The land was lawfully developed and is occupied by a permanent structure and fixed surface infrastructure, and has not been previously used for agriculture or forestry and is not a residential garden. The applicant has submitted evidence that the living conditions required to enable his grandson to remain well cannot be replicated in existing accommodation elsewhere, so there is a specific unmet demand for this annex. Footnote 55 to the NPPF sets out that if development is considered to be not inappropriate development on previously developed land or grey belt, then this is excluded from the policy requirement to give substantial weight to any harm to the Green Belt, including to its openness.
- 4.15 To summarise in respect of the impact on the Green Belt it is considered that the proposal will not harm the openness of the Green Belt because:
- It replaces existing built form rather than introducing new sprawl and is on previously developed land (i.e. a brownfield site)
 - It remains within the stable yard, not the open field.
 - It improves the appearance of the site by replacing dilapidated structures.
 - It avoids new hardstanding.
 - It results in a tidier, better-managed site.
 - There is no loss of open countryside, as the building sits within the existing yard.

Very Special Circumstances (VSC)

- 4.16 Should the Borough Council consider the proposal to constitute inappropriate development, the applicant submits in any event that 'Very Special Circumstances' apply in this case, in accordance with paragraph 153 of the NPPF. 'Very Special Circumstances' are not defined in the NPPF and determining whether very special circumstances exist depends on evaluating the balance between planning factors. In this case it is considered that such circumstances relate to an unmet housing need with a combination of factors. George's needs are lifelong, significant, and recognised by Kent County Council through the approval of a full 24-hour seven days a week care package. The submitted documents explain that "*moving him*

elsewhere would be destabilising and potentially harmful” and that the site is “quiet, familiar, safe, and close to family support.”

- 4.17 These factors are not matters of convenience; they are essential to George’s health, safety, and long-term stability. There is no alternative location that could meet his needs without causing harm. The combination of:
- Lifelong disability
 - Continuous care requirements
 - The need for proximity to family
 - The unsuitability of residential care settings
 - The unique suitability of this specific site

together form a compelling case for Very Special Circumstances and outweigh any perceived harm to the Green Belt.

Development Plan

- 4.18 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The Courts have held that it is a matter of planning judgement as to whether a proposal is in accordance with the development plan when ‘read as a whole’ and conflict with a particular policy or policies may not pass that threshold.
- 4.19 Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration will be whether the plan policies are relevant and up to date.
- 4.20 The Development Plan for Gravesham currently comprises:
- The Gravesham Local Plan Core Strategy (September 2014)
 - Remaining Saved Policies of the Local Plan First Review (1994)
 - The Kent Minerals and Waste Local Plan 2024-30 (adopted March 2025)

Gravesham Local Plan Core Strategy (September 2014)

- 4.21 The Core Strategy sets out the Council's spatial vision and strategic objectives for the Borough to 2028 and the policies which will deliver them. It identifies the main areas where major change is likely to take place and allocates sites which are key to achieving the strategy.
- 4.22 The application property and application site are shown in the Gravesham Local Plan Core Strategy Policies Map as being within a Green Belt area (Policy CS02) and close to a Local Wildlife Site (Policy CS12). It is well outside of the conservation area of Meopham Green.

Relevant Core Strategy Policies

- Policy CS01: Sustainable Development

- Policy CS02: Scale and Distribution of Development
- Policy CS11: Transport
- Policy CS12: Green Infrastructure
- Policy CS14: Housing Type and Size
- Policy CS18: Climate Change
- Policy CS19: Development and Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

4.23 The Gravesham Local Plan First Review was originally adopted in November 1994. A substantial number of policies of the Gravesham Local Plan First Review were saved by a Direction dated 25 September 2007 of the Secretary of State under paragraph 1 (3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 as transitional arrangements pending adoption of the Core Strategy.

4.24 The following saved policies may be applicable.

- Policy P3: Vehicle Parking Standards
- Policy T1: Impact of Development on the Highway Network
- Policy T2: Primary and District Road Network
- Policy T5: Access to the Identified Highway Network

Supplementary Planning Guidance:

4.25 The Borough Council has adopted a number of Supplementary Planning Guidance documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications. The following may be of some relevance to the development as proposed:

- GBC Residential Layout Guidelines, SPG2, including Housing Standards Policy Statement October 2015, Adopted February 1996 - amended June 2020
- Technical Housing Standards: Nationally Described Space Standards, March 2015
- SPG 4: KCC Parking Standards (2006)
- Design For Gravesham Design Code Supplementary Planning Document, May 2024

Assessment of the Proposals in Relation to Development Plan Policies

4.26 In respect of Gravesham Local Plan Core Strategy Policy CS01 (Sustainable Development) this directs development to sustainable locations, encourages efficient use of land, and supports development that meets identified needs. It is considered that the proposal replaces part of an existing structure within an established domestic setting and does not extend built development into open countryside. It provides essential, lifelong accommodation for a dependent family member with severe autism, meeting a clearly identified social and community need. The development makes efficient use of previously developed land and supports sustainable patterns of care delivery.

- 4.27 This supporting statement has already assessed above the development against national Green Belt policy as set out in the NPPF. Green Belt policy in the Gravesham Local Plan Core Strategy is broadly consistent with the NPPF policies, identifying in Policy CS02 that development in the Green Belt outside the rural settlements will be supported where it is compatible with national policies for protecting the Green Belt. The site lies immediately adjacent to the applicant's dwelling and forms part of an existing domestic cluster. The proposal replaces part of an existing stable block and refurbishes the remainder, ensuring no encroachment into undeveloped countryside. This is consistent with the policy's emphasis on re-use of existing developed land.
- 4.28 The following section of this supporting statement will review the proposal in respect of design, land use, landscape, residential amenity, highway, and environmental/ecology issues etc. against both the relevant prevailing local policies and NPPF guidance.

5. Design and Appearance, Land Use, Landscape, Residential Amenity, Highways and Environmental Matters

Design and Appearance

- 5.1 The proposed building is domestic in character and significantly more appropriate than the tired stable structures it replaces. The key design principles and design ethos include:
- Same low height and discreet profile as the stables and designed in a domestic rural style consistent with local vernacular
 - High quality materials have been chosen to complement the rural setting
 - Positioning within the existing developed part of the field
 - No impact on the public footpath
 - No overlooking or harm to neighbours
 - Parking contained within the existing yard
 - Retention and refurbishment of remaining stable buildings for essential storage
 - Internal safeguarding measures, including a kitchen that can be secured at night to prevent George from accessing appliances or food unsupervised
- 5.2 The intention is not to create a large or intrusive building, but a modest, well-designed annexe that blends into the landscape.
- 5.3 It is considered therefore that the development would conform to the Design For Gravesham Design Code Supplementary Planning Document, May 2024 and would comply with Gravesham Local Plan Core Strategy Policy CS19, Development and Design Principles.

Land Use

- 5.4 Although the site is in a rural location and a Green Belt area outside any defined rural settlement it is located at the eastern end of Steeles Lane in what is a continuous line of dwellings and nevertheless it effectively is part of the village of Meopham. Whilst

the specific stable yard has been used for a livery yard it is not considered that the use of the site would be inappropriate in this location.

- 5.5 It is submitted that there is already some level of residential type activity associated with the specific stable yard site in that the site is used for parking of vehicle daily in association with residential use, a level of domestic storage undertaken in relation to the applicants dwelling at Stable Cottage.
- 5.6 Policy CS14 (Housing Type and Size) of the Gravesham Local Plan Core Strategy supports provision of specialist and supported housing to meet identified needs. The proposed annexe will provide specialist accommodation for a young adult with severe autism, including a sensory room and three bedrooms required for carers and family support. A care package, approved by Kent County Council (KCC), is already in operation and was recently revised from July 2026 to a non-term-time package of 49 hours of weekly PA support once George finishes education up until a supported living placement is identified. KCC have also agreed in principle to the request for Supported Living hours to be provided to the family via a Direct Payment so that it can be used in this building project. The proposal therefore directly supports the Local Plan Core Strategy policy objective of meeting specialist housing needs. Section 5 of the NPPF requires LPA's to meet housing needs, including specialist accommodation, such as for looked after children or people with disabilities. The development would align with the NPPF advice on the delivery of housing.

Landscape

- 5.7 In respect of landscape impacts the application site is not located within an special landscape area and well outside of the Kent Downs Area of Outstanding Natural Beauty. The site is already built on and the buildings are in a poor condition and do little to enhance the rural landscape. Conversely the quality of the design and character of the scheme will provide enhancement to the landscape in accordance with paragraph 187 and Section 15: Conserving and enhancing the natural environment of the NPPF.

Residential Amenity

- 5.8 It is indicated that the development of the site for a residential annexe would not result in any material harm to local amenity and no privacy issues to neighbouring properties given the distance of the site from the nearest neighbouring property. The development would be in conformity with Policy CS19: Development and Design Principles of the Gravesham Local Plan Core Strategy.

Highways

- 5.9 It has not been considered necessary to support the development with a transport statement or transport note in this case, as the development could effectively result in a reduction in the likely level of traffic generated from the use of the site if the site were to be fully occupied in accordance with the authorised use of the site for private livery stables on a daily basis. This in itself would have generated a number of traffic movements per day to the stables over and above a residential environment including movement of horse boxes and trailers, including delivery of feedstuffs and veterinary visits.

- 5.10 It should also be recognised that traffic generated by and associated with the care needs of the applicants grandson could occur within any normal domestic situation.
- 5.11 It is therefore considered that there would be no conflict with Section 9: Promoting sustainable transport of the NPPF, Policy CS11: Transport of the Gravesham Local Plan Core Strategy or saved policies T1, T2 or T5 in the Gravesham Local Plan First Review (November 1994). Sufficient car parking provision is available within the hardstanding area already on the site to meet the requirements of SPG 4: KCC Parking Standards (2006) and saved policy P3 (Vehicle Parking Standards) of the Gravesham Local Plan First Review (November 1994).

Environmental/Ecology Matters

- 5.12 In respect of biodiversity impacts there are no priority habitats on site. It is acknowledged that there is a nearby local Wildlife Site to the east (Steele's Wood) but the development would not materially impact on that. The development affects less than 25m² of non-priority habitat and less than 5m of linear habitat. There are no temporary impacts. The development is therefore deemed 'de-minimus' under the Biodiversity Net Gain legislation, meaning no net gain is sought.
- 5.13 Drawing no 26-17-08 submitted with this application provides a Preliminary Ecological Assessment (PEA) detailing the status of known or potential ecological constraints to the proposed development on the site.
- 5.14 A habitat, flora and protected species survey of the area occupied by the existing building and immediate surround was undertaken on 21st October 2025. No evidence of protected species was found.
- 5.15 The applicant's ecologist has commented that no sign of bats have been observed within the stable block at Stable Cottage, Steeles Lane, Meopham for at least the past ten years and there have been no sign of bat activity such as droppings, staining, feeding remains, or flight patterns associated with roost entrances.
- 5.16 The stables are single-storey, low-roofed structures with limited enclosed roof voids and minimal opportunities for roosting. Given the nature of the buildings, they are highly unlikely to attract bats, as bats typically prefer higher, more sheltered roosting locations such as mature trees, taller buildings, or roof spaces with suitable access points. The surrounding area includes several tall trees which would offer far more favourable roosting conditions than the low, open stable block.
- 5.17 The applicants will accept any reasonable planning conditions that the Local Planning Authority may wish to impose in respect of ecology mitigation, that accord with Government planning advice on the use of planning conditions.
- 5.18 The site does not contain or adjoin designated heritage assets. The proposal replaces part of an existing structure with a more sympathetic building and therefore has no adverse or material impact on the historic environment.

6. Conclusions

- 6.1 The proposal is a modest, appropriate, and needs-driven development that:
- Replaces existing buildings within the stable yard
 - Does not harm the openness of the Green Belt
 - Meets NPPF criteria for replacement buildings in the Green Belt and is a brownfield site (previously developed land)
 - Is supported, in any event, by compelling Very Special Circumstances
 - Enhances the appearance and functionality of the site.
 - Respects the rural character and landscape setting.
 - Provides a lifelong home for a vulnerable young man with significant care needs
 - Enables delivery of a Kent County Council approved 24 hour care package.
 - Remains ancillary to the main dwelling and does not create a separate planning unit.
 - Delivers significant social and community benefits with no adverse environmental impacts.
- 6.2 The annexe provides a layout tailored to George's lifelong needs, including a sensory room, a dedicated en-suite bathroom designed to meet his autistic requirements, and a secure kitchen arrangement to ensure his safety during night-time hours.
- 6.3 The development will not harm the landscape, the public footpath, or the surrounding area. It represents an appropriate use for the site.
- 6.4 The proposed annexe and refurbishment of the stable block fully comply with the relevant policies of the Gravesham Local Plan Core Strategy (2014), the Saved Policies of the Local Plan First Review (1994), and associated SPG/SPD guidance. The proposal is therefore consistent with the Development Plan when read as a whole, and the national planning guidance in the NPPF and planning permission should be granted.
- 6.5 The applicant would be willing to accept any reasonable planning conditions that the Local Planning Authority may wish to impose, that accord with Government planning advice on the use of planning conditions, if they help or assist in mitigating the impact of the development, including a planning condition or, if deemed necessary, a section 106 legal agreement that limits the use of the building as an annexe ancillary to the main dwelling at Stable Cottage.

This Planning Supporting Statement has been prepared by:

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