



Supporting Statement on Appeal Decision

This statement provides information on a recent appeal decision, which should form a material consideration in the determination of this application.

Appeal reference APP/K2230/W/22/3297257 has been allowed and planning permission has been granted for the erection of a single storey front extension and change of use from holiday let to annex at Greenacres Farm, Brimstone Hill, Meopham, Gravesend, DA13 0BN.

Within the appeal decision, the Planning Inspector makes a number of conclusions which are relevant to the consideration of the current planning application, which we wish to draw your attention to.

Two of the pertinent issues in the determination of the appeal were:

- Whether the proposal constitutes inappropriate development within the Green Belt, having regard to the effect on the openness; and
- Whether the location is suitable, having regard to the accessibility of goods and services.

Inappropriate development and impact on openness

The Inspector stated that as the annexe (which was the subject of the appeal) was of a permanent and substantial construction, the proposal would not represent inappropriate development as it would not conflict with the purpose of the Green Belt which is to preserve openness.

A parallel can be drawn to the current application, as the proposal is for two replacement dwellings where the resultant bulk and mass will be less than the existing. As the openness would be preserved, the proposal would not conflict with the purpose of the Green Belt and is therefore not inappropriate development.

Furthermore, the inspector considered that the proposal would be unlikely to result in an intensification of the residential use of the site or increase in residential paraphernalia to a degree which would adversely impact on the openness of the Green belt either spatially or visually. Thus, it would preserve the openness of the Green Belt and not conflict with the purposes of including land within it; therefore, it would not constitute inappropriate development.

Once again, this is relevant to the current planning application, where the residential use of the site would not be intensified by the proposals. This reinforces the point that the current proposal would not represent inappropriate development.

Suitability of location

The appeal site is approximately 300m southward of 'The Haven' and therefore the same locational attributes apply. The Inspector states that the appeal site is at the top of Brimstone Hill, *'a short distance from houses forming ribbon development that extends from Wrotham Road, the main road running through Meopham, along Foxendown Lane'*. This confirms that the planning application represents infill development, as it has been stated to be part of a ribbon development.

Furthermore, the Inspector highlights that there are a number of services and facilities within walking and cycling distance from the appeal site. They go on to state that both Brimstone Hill and Foxendown Lane, whilst representing country lanes, do not represent unpleasant walking routes and provide access to the bus stops on Meopham Road and local services further north. They conclude that there are opportunities for the use of sustainable means of transport, and there would be a reasonable degree of accessibility from the site to services and facilities by means other than a car.

The Inspector further states that as there are other properties along Brimstone Hill, some very close to the appeal site, and therefore the proposal would not result in an isolated home in the countryside.

The appeal site, and by virtue the application site is therefore considered to be locationally sustainable.

We trust that the information presented in this letter will be taken into account when assessing the acceptability of the proposal in respect of Green Belt policy and locational sustainability.