

Planning Statement

Maycroft, Wrotham Road, Meopham, DA13 0HT Wednesday 12th August 2026 - Revision A

- This Planning Statement has been prepared by Beverley Ann Design Ltd in support of a householder planning application for the erection of a detached domestic garage and associated frontage works at Maycroft, Wrotham Road, Meopham.
- The purpose of this Statement is to describe the existing property and its surroundings, explain the proposed development, and demonstrate that the scheme represents an appropriate form of development having regard to the character of the site, the wider residential context, and relevant planning policy.
- Following comments received from the Council in July 2026, including comments from the Conservation Officer, the submitted drawings have been updated with additional information and this Statement has been revised accordingly. The response is summarised in the section 'Conservation Officer Comments and Additional Information' below and is shown on amended drawing 001-A-100.

Introduction

This Planning Statement has been prepared by Beverley Ann Design Ltd in support of a householder planning application for the erection of a detached domestic garage and associated frontage works at Maycroft, Wrotham Road, Meopham.

The proposal has been developed having regard to the size and layout of the plot, the existing frontage arrangement and the relationship between the dwelling, neighbouring properties and the public realm. The intention is to provide secure domestic garaging and associated frontage improvements while ensuring that the resulting form of development remains proportionate and subordinate to the host dwelling.

This Statement sets out the planning background to the site, describes the proposal as submitted and explains why the development is considered acceptable in planning terms.

Existing Site

The application site comprises a substantial detached dwelling located on Wrotham Road, Meopham, within an established residential setting.

The property occupies a generous plot with a broad frontage to Wrotham Road. The dwelling is set comfortably within the site and benefits from a substantial area of existing block paved hardstanding to the front, together with a large landscaped frontage and established boundary treatment including brick walling, mature hedging and other planting.



The frontage already reads as a spacious domestic setting. The dwelling is well set back from the highway and the site is not constrained in the manner of a tighter suburban plot. The available frontage width and depth provide clear opportunity for the inclusion of an appropriately designed garage without resulting in a cramped or overdeveloped form of development.

The surrounding area is residential in character and includes a varied pattern of detached and semi-detached dwellings differing in age, scale, detailing and plot arrangement. There is no rigid or uniform pattern of development and the area reflects gradual and incremental change over time.

The site includes relevant planning history. Planning permission was previously granted in 2022 for demolition of existing additions and the erection of a two-storey side extension

and single-storey rear extension. Although a garage element was originally shown as part of that wider proposal, it was omitted prior to determination and was not refused on its planning merits. The earlier officer assessment also recorded no highway objection to that garage element.

The Proposal

Planning permission is sought for the erection of a detached garage within the front curtilage of the dwelling, together with associated hardstanding, retaining walls and drainage works.

The garage would measure approximately 5225mm by 6300mm, with a hipped roof rising to approximately 4.5m at ridge level.

It is positioned within the left-hand side of the frontage, adjacent to the existing hardstanding, and has been arranged so that the practical parking function of the frontage is retained.

The proposed garage is domestic in nature and is intended solely for purposes incidental to the enjoyment of the existing dwellinghouse. It is not proposed as a separate dwelling, annexe or for any trade, profession or business use.

The proposal also includes additional block paving to the frontage, ensuring that the overall hardstanding and parking provision to the front of the dwelling is retained and regularised.

The scheme therefore represents a straightforward domestic addition within a large residential curtilage.

Conservation Officer Comments and Additional Information

Summary of comments received -

Following consultation on planning application ref. 20260548, the case officer forwarded comments from the Council's Conservation Officer requesting further information to allow the visual effect of the proposal to be assessed in the setting opposite a listed building.

The points raised related to the existing and proposed site levels and the height of the garage and retaining walls relative to the highway; clarification of the proposed garage door colour; details of the facing material for the retaining walls; and replacement planting for the apple tree proposed to be removed from the frontage.

Additional information provided -

In direct response to the comments received, drawing 001-A-100 has been updated as follows. The design of the garage itself remains unchanged:

- Section 7 now shows the garage, proposed driveway, retaining walls, existing frontage wall and highway together with their approximate relative levels. The levels have been derived from on-site laser measurements and are provided to

illustrate the relationship between these elements; they are not topographical survey levels.

- Existing and proposed street-scene elevations have been added to illustrate how the garage would be seen from Wrotham Road. These show that the garage remains contained behind the established frontage wall and planting, with principally the upper part of its hipped roof visible in the street scene.
- The garage door is confirmed as a flush-panel sectional overhead door formed in powder-coated metal and finished in Jet Black, RAL 9005. The previous reference to 'or similar' has been removed.
- The visible retaining walls are to be faced in Ibstock Westbrick Red Purple Multi facing bricks, laid in stretcher bond with buff/cream mortar. The garage walls remain finished in cream render as originally proposed.
- In response to the request for replacement planting, the owners have confirmed that two replacement apple trees have already been planted behind the coach house. Further recent planting within the garden includes a weeping willow, three white birches and a paper birch by the pond. Replacement apple planting is therefore already in place, with the wider recent planting further reinforcing the landscaped character of the site.

Taken together, the additional drawings, fixed material specifications and existing replacement planting address the matters raised by the Conservation Officer.

Design and Appearance

The application site sits within a well-established residential setting characterised by a varied mix of dwelling types, architectural styles and materials. There is no rigid or uniform pattern of development along the street, with properties displaying a range of forms, detailing and later additions, resulting in a street scene that has evolved over time.

The host dwelling is a substantial detached property with a traditional form and a clear hierarchy of built elements. The frontage is generous in width and depth, with a defined boundary treatment comprising brick walling, piers and mature hedge planting. This creates a strong sense of enclosure to the site and establishes a structured and well-contained domestic setting when viewed from the public highway.

The proposed garage has been designed as a simple, single-storey structure with a traditional form that reflects the domestic character of the site. The scale and proportions are deliberately modest, ensuring that the building remains clearly subordinate and does not compete visually with the host dwelling.

The proposal would be positioned within the front section of the site but would remain set comfortably within the spacious plot and existing landscaped setting. Due to the size of the plot, the retained frontage landscaping, existing boundary treatment and mature vegetation, the structure would not appear visually dominant or overdeveloped within the street scene.

The garage has been carefully sited so that it remains visually associated with the established driveway and domestic frontage arrangement, rather than appearing as an isolated or dominant building within the front garden. Its position to the side of the frontage, together with the retained boundary walling, hedging and planting, ensures that the building would be viewed within a well-contained domestic setting.

The single-storey scale and hipped roof form further reduce its visual presence, allowing the garage to sit comfortably within the spacious plot without eroding the open and landscaped character of the frontage.

The walls are proposed to be finished in a cream render to complement the appearance of the existing dwelling. This approach has been selected as the existing buff and cream brickwork of the main house would be difficult to accurately match, and a rendered finish is therefore considered to provide a cleaner and more cohesive appearance than a close but mismatched brick alternative. The render colour would remain sympathetic to the tones and materials already present on the site.

The roof form and overall proportions remain simple and traditional in appearance, helping the structure integrate naturally within the wider plot. Together with the proposed sectional garage door, window and associated detailing, the building would read clearly as a domestic outbuilding associated with the main dwelling.

The depth of the frontage is such that the garage does not sit tight to the highway, allowing it to be read within the plot rather than as a dominant roadside structure. The proposal retains a meaningful area of soft landscaping to the frontage, maintaining the balance between hard and soft surfaces that currently contributes to the character of the plot. The development would therefore not result in an over-domesticated or overly urbanised appearance, and the spacious character of the site would be preserved.

In terms of neighbouring amenity, the garage is modest in scale and positioned well within the site, ensuring that there would be no material impact in terms of loss of light, outlook or overbearing effect to adjacent properties. The proposal is therefore considered acceptable in this regard.

Overall, the design, scale, materials and siting of the proposed development ensure that it integrates appropriately within the site and wider street scene, without giving rise to harm to visual or residential amenity.

Additional Planning Considerations

The previous planning permission at Maycroft included a condition requiring the frontage block paved parking area to remain available for parking. The current proposal has been prepared with that arrangement in mind. The garage and associated works do not remove the parking function of the frontage. Instead, the proposal retains practical parking provision within the frontage, with the associated hardstanding arranged to ensure that the parking function of the curtilage remains available.

Private title matters are separate civil matters and do not alter the planning assessment of the proposal, which falls to be determined on its planning merits. The proposal is for a domestic garage only, incidental to the use of Maycroft as a single private dwellinghouse, and is not proposed as a separate dwelling or for any trade, profession or business use.

A recent permission elsewhere on Wrotham Road also demonstrates that domestic outbuilding development within a frontage setting is not automatically unacceptable in this part of the street. Whilst each application must be determined on its own merits, that decision is relevant in showing that, where siting, scale, screening and detailed treatment are appropriate, a frontage outbuilding can be accommodated without harm to the character of the area.

Policy Context

National Planning Policy Framework (NPPF) – December 2024 –

The proposed development has been considered against the relevant policies of the Gravesham development plan and the National Planning Policy Framework.

The proposal represents a proportionate domestic addition to an existing dwelling within an established residential area. The scale, form and appearance of the garage respond appropriately to the character of the site and its surroundings, maintain a clear subordinate relationship with the host dwelling, retain practical frontage parking provision and protect neighbouring residential amenity.

The proposal reflects the NPPF objective of achieving well-designed development that responds positively to local context while maintaining appropriate levels of residential amenity.

The proposal is therefore considered to accord with the objectives of the development plan and national planning policy relating to good design and residential amenity.

Conclusion

In conclusion, the proposed garage represents a modest and appropriately designed form of domestic development that would sit comfortably within the spacious plot and wider street scene.

The proposal has been carefully considered in terms of its scale, siting and appearance and would remain subordinate to the host dwelling whilst maintaining the open and landscaped character of the site. The use of a cream rendered finish is considered appropriate within the context of the existing dwelling and wider setting, providing a sympathetic and cohesive appearance.

The development would not result in any material harm to the character of the area or the amenities of neighbouring properties and is therefore considered to comply with the relevant aims and objectives of both local and national planning policy.

Planning permission is therefore respectfully requested.