



JEREMY S. ISHERWOOD

B.Sc. (hons.), B. Arch. (Wales), R.I.B.A.

Chartered Architect

34 Chalky Bank
Gravesend, Kent, DA11 7NY
Telephone / Fax: 01474-533793

My Ref: 562

26 June 2025

**Proposed extension to existing garage, Bocoda Hill Farm House, Wrotham Road, South Street, Meopham, Gravesend, Kent DA13 0QG:
Doctor & Doctor Chatranjan Sehra
Planning Statement**

Bocoda Hill Farmhouse is a property which is located within the rural area of Meopham and the Metropolitan Green Belt. Access to the property is directly from the A227 South Street (Wrotham Road). The entire site area measures 2.84 hectares (7.01 acres). Much of the land is laid to meadow. The application site area measures 0.95 hectares (2.34 acres) and it includes the house and immediate garden, a garage block, a gravelled courtyard and the driveway leading to the A227.

This planning submission is for the proposed extension of my clients' existing garage block to create two additional car spaces and a domestic workshop.

The garage block is set perpendicular to the house and the two buildings form two sides of a roughly triangular gravelled courtyard.

The garage block was once divided into a domestic garage and a tractor store associated with the former agricultural use of the site. The former tractor store became part of the existing C3 residential planning use when the site ceased to be part of a farm.

The garage once had a higher roof but this has since been lowered. There has been some planning history associated with the garage block.

Planning application reference GR/96/737W was permitted on 03 April 1997 for the retention of an extension and alterations to the existing detached garage to form a domestic garage and a tractor store. Condition (i) of that approval required that the existing first floor of the building, including staircase and all fixtures and fittings, be removed, the gable end windows and hay loft opening removed and blocked up and the roof lowered so that its height to eaves did not exceed 2.8 metres and to the apex did not exceed 5 metres.

Planning application reference 19970450 was permitted on 17 November 1997 for the erection of a stables building comprising isolation stall, tack room and 3 stables with a canopy to the front and it included a variation of condition (ii) of planning permission reference GR/96/737W to allow the use of the loft space of the tractor store/garage building as a hay store and it included for the formation of a hayloft opening in the existing tractor store/garage building.

It appears that the garage block in its present form is as a consequence of those two planning approvals but it does not currently have the hayloft opening referred to in planning approval reference GR/96/737W.

The front wall of the garage block is faced with facing brick to waist height and with rendered panels including timber “framing” above to match the appearance of the house. The north facing side wall and the rear wall are faced with the same brick to waist height and with feather edged weatherboarding above. The remaining south facing side wall is faced with a smooth yellow brick at low level and feather edged weatherboarding above. The pitched roof has half hips at each end and it is covered with plain clay tiles.

The existing garage block incorporating the former tractor store is capable of accommodating 4 cars. Part of the former tractor store has also been adapted by my clients to form a small workshop where my client can indulge his woodworking hobby.

My clients are also interested in classic cars and have a small collection of them. They would like to extend the former tractor store section of their existing garage block to the rear to include for two car additional spaces and a re-ordered workshop to enable them to house all their cars under cover.

The cars in the extended area would be parked behind the cars in the former tractor store section. There would not be any more garage door openings and access to them would be via the existing opening facing the gravelled courtyard.

The proposed extension would have external walls to match the rear and north sides of the existing garage block, i.e. with the same facing brick to waist height and with feather edged weatherboarding above. The roofs would comprise three linked hipped roofs of the same pitch and tile as the existing garage block. The eaves height would be 315mm lower than the garage and the ridge height would be 1.46 metres lower.

The proposed extension would therefore, be subservient to the existing garage block.

The nearby stables block on my clients' property will be the subject of a separate planning submission to convert it into a dwelling. My clients sought pre-application advice about this from the Borough Council, which provided a report for them on 25 February 2025 under reference PRE20250002. I also understand from my clients that informal discussions were held on site with the case officer about the possible raising of the garage block roof. This is not however, referred to in the report.

The existing trackway which leads from the main driveway to the stables, will be slightly diverted to accommodate the proposed extension and, in tandem with this, the existing 50 x 25 metre manège and its associated post and rail fencing will be reduced in size to 33 x 25 metres. The small amount of open space lost to the proposed extension will be more than offset by the reduction in the size of the manège and with the removed manège section restored to its former meadowland condition.

The proposals will not adversely affect the amenity of neighbouring properties and the external amenity space will remain generous.

The proposals have been designed sympathetically to the existing garage block and to the neighbourhood as a whole. They will result in an extended outbuilding that will be a positive asset to the Borough

I respectfully request therefore, that Full Planning Permission is granted for this application.

Jeremy S Isherwood BSc (hons), BArch (Wales), RIBA
Chartered Architect
RIBA Chartered Practice

