

Planning Statement

**Woodstock Farm, Priestwood Road,
Meopham. DA13 0DA
Conversion to Create Annex
Mr & Mrs A.P. Smith
Job Number 22020BS**

We submitted a planning application to convert an existing stable block in an annex on the 7th July 2022. It was validated on the 8th with a target date of the 2nd September.

One week before the due date, the planner decided to make the application invalid as she requested further information.

The planner has asked two questions.

The submitted details do not include details of the proposed occupier(s) of the annex and their connection(s) to the occupiers of the dwelling. In addition, what facilities from the dwelling will be shared/used by the occupier(s) of the annex? Please provide a planning statement to explain how the proposed annex would be used ancillary to the dwelling and not be used as a separate residential unit.

The annex will be used by the daughter of the applicant who works in the family business. The business is horses, associated services with keeping, stables and training them. The business is run from the land marked by the blue line on the location plan.

The daughter and her partner currently live in the family home, Woodstock Farm. The annex is proposed to be self-contained, and the couple would use this as their home. They would sleep, cook, and eat in the annex.

As the daughter of the applicant and living just a few meters away, it is not unreasonable to assume that they would eat the occasional meal with her parents. Due to the small kitchen area in the proposed annex, they may decide to use the washing facilities of her parents' house.

The annex can be condition that it will only be used by a family member and cannot be used as a separate residential unit.

I note that the existing uses of the application building are shown on the existing layout drawing as a garage/store, office, games room and two stables. Please confirm the exact nature of these uses. Are they domestic or commercial activities? Would these uses be relocated elsewhere within the application site?

The building we are proposing to convert, were the original stables when the business started, after the approval of application 20190780, the building is no longer in use by the business and has been used as a general storage area and games room.

After the conversion, the games room will remain in a smaller area. The two end stables, not used as stables, will continue to be used as general storage for the dwelling.

We have provided the requested information within 24hrs of the request yet still the planner will use this delaying technique to buy time.