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Meopham Architectural Design
Park House Gardens,
Tunbridge Wells, TN4 0NQ
8th June 2026

Re – Hard Times – Green Belt Statement

This Green Belt Statement also covers Landscape and Biodiversity.

Location,

The house name is “Hard Times” and is located at the North end of Rhododendron Avenue, postcode DA13 0TU.

It is in Culverstone, a rural valley of a many varied house designs, there are only Two buildings on the Hard Times plot, the main dwelling house and a separate detached Double Garage.

The householder is proposing that the dwelling house have a double storey front and side extension which is encompassing the existing double garage, with a new proposed double garage positioned within the front garden near the plot entrance, which is a similar layout to other garages in adjacent and nearby properties.

Landscape and Biodiversity,

The plot Landscape covers well over an acre with rising ground from the vehicle entrance up to the existing house and garage, the land layout is very open within the plot, the proposed new double garage has been designed with a much lower pitch tiled roof so as to have a minimum impact on the street scene.

Although this plot is within the Metropolitan Greenbelt changes to the NPPF suggest that the proposed design within this planning application should receive serious consideration.

Paragraph 153, states 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 it's openness.

Footnote 55, states other than in the case of development on previously developed land or grey belt land, where development is not inappropriate.

Annex 2, states previously developed land, land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land.

This Hard Times plot complies with that being a residential garden outside of any built-up area, please see the attached Proposed Block Plan in conjunction with this planning Statement.

Conclusion.

We trust that this planning application receives a positive outcome from GBC Planning.

Kind regards,
Simon Vinall.

Meopham Architectural Design - www.madofmeopham.co.uk