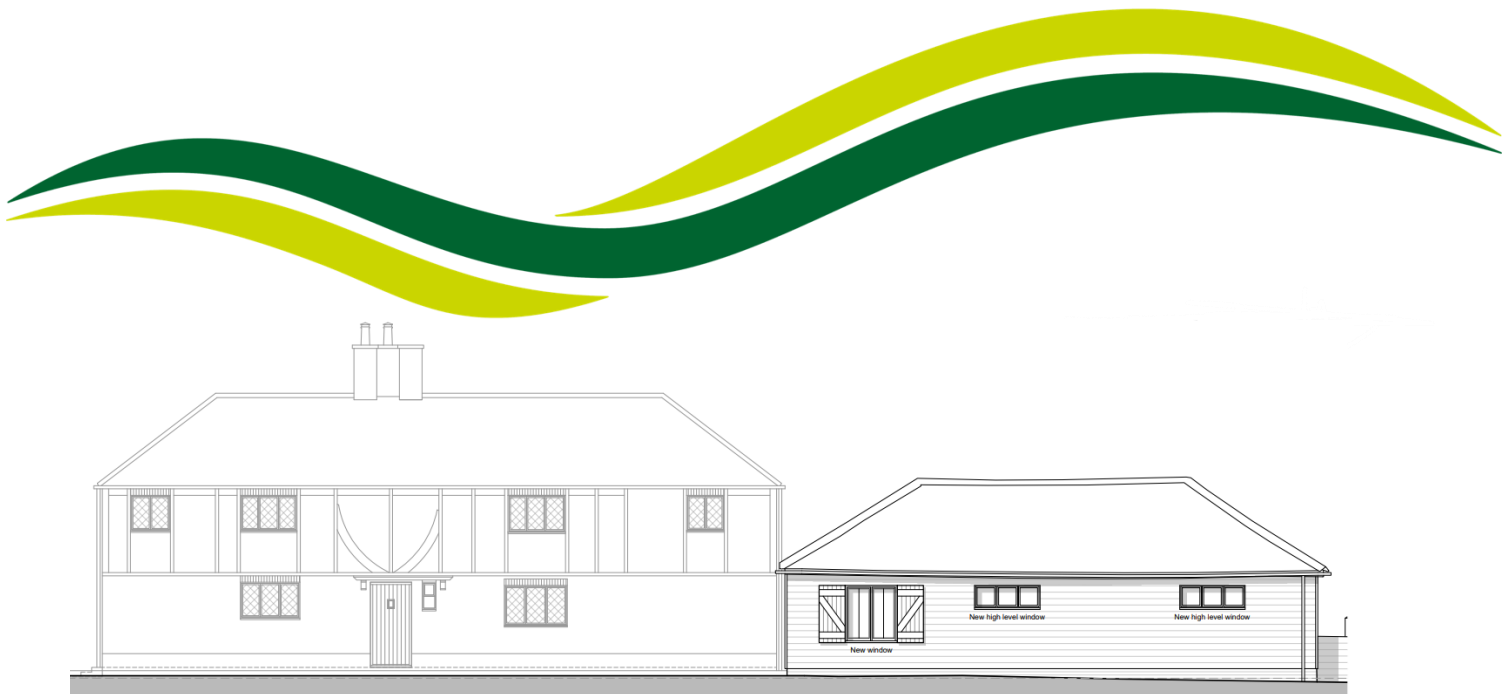




SUPPORTING PLANNING STATEMENT

Tudor Cottage, Nash Street, Meopham, DA13 9AA

August 2025

SUPPORTING PLANNING STATEMENT

In support of an application for the
**conversion and extension to outbuilding to form independent residential annexe
accommodation.**

at
Tudor Cottage
Nash Street
Meopham
DA13 9AA

On behalf of
Mr and Mrs Booth

	INITIALS	DATE
DRAFTED BY	OS	17/07/2025
REVIEWED BY	DD	02/09/2025

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1. Introduction

- 1.1. Bloomfields Chartered Town Planners have been commissioned by Mr and Mrs Booth to prepare a full planning application for the conversion and extension of an outbuilding to create independent annexe accommodation at Tudor Cottage, Nash Street, Meopham, DA13 9AA.
- 1.2. This annexe will be utilised by a relative of the client, who requires more support due to their increasing age. Allowing the applicant's relative to live within the curtilage of Tudor Cottage will enable efficient care to be provided, whilst allowing them to maintain a level of their own independence and privacy.
- 1.3. This application should be read in conjunction with a new application for a stable block at Tudor Cottage, which will provide new living accommodation for the horses currently being stabled in the outbuilding.
- 1.4. This statement has been drafted to demonstrate that the proposed scheme is consistent with the objectives of the Local Plan of the Gravesham Borough Council, and that there would be no adverse impacts which would significantly and demonstrably outweigh the benefits in accordance with the National Planning Policy Framework (NPPF) (2024).
- 1.5. The application submission is accompanied by the following submitted plans and supporting documents:
 - 31055A CLA DM ZZ ED A 0001 Demolition East and West Elevations
 - 31055A CLA DM 01 PD A 0001 Demolition First Floor and Roof Plan
 - 31055A CLA DM GF PD A 0001 P01 Demolition Ground Floor Plan
 - 31055A CLA DM ZZ ED A 0002 P01 Demolition North and South Elevations
 - 31055A CLA DM 00 PD A 0001 P01 Demolition Site Plan
 - 31055A CLA EX ZZ ED A 0001 Existing East and West Elevations
 - 31055A CLA EX 01 PD A 0001 Existing First Floor and Roof Plan
 - 31055A CLA EX GF PD A 0001 Existing Ground Floor Plan

- 31055A CLA EX ZZ ED A 0002 Existing North and South Elevations
- 31055A CLA PR ZZ ED A 0001 P01 Proposed East and West Elevations
- 31055A CLA PR 01 PD A 0001 Proposed First Floor and Roof Plan
- 31055A CLA PR GF PD A 0001 P02 Proposed Ground Floor Plan
- 31055A CLA PR ZZ ED A 0002 P02 Proposed North and South Elevations
- Site Location Plan
- Design and Access Statement Clague Architects July 2025
- Heritage Statement Clague Architects August 2025
- Preliminary Ecological Appraisal Native Ecology July 2025
- Preliminary Roost Assessment Native Ecology July 2025

2. The Site

- 2.1. Tudor Cottage is a residential property, located in a rural setting, between the settlements of Istead Rise and Meopham. The property's curtilage comprises a detached residential dwelling, rear garden and ancillary outbuilding, the subject of this application.
- 2.2. Tudor Cottage consists of a 2-storey, detached 3-bedroom dwelling with a single-storey outshoot on the rear elevation. The property is designated as a Grade II listed building, entry no. 1054085.
- 2.3. The property is characterised by red brick elevations and timber framing with curved braces between the timber framing above the front door. The dwelling has a simple pitched roof with hip ends and is covered in clay peg tiles. Under Planning Permission ref. 20191062, a number of 'modern windows' were replaced to match the original windows, which are timber-framed and single glazed with diamond leaded detailing.
- 2.4. The property benefits from private access onto Nash Street, to the south of the property.

- 2.5. The application site, herein referred to as 'the site' and shown in Figure 1, extends to 0.02 hectares and comprises of an outbuilding/barn, ancillary to the main dwelling. This site is located south-east of Tudor Cottage and benefits from direct access to the rear garden of the main property as well as from Nash Street in the south of the site.
- 2.6. The outbuilding consists of a single-storey, timber-framed rectangular structure with a slate pitched roof. It is not Listed in its own right, but curtilage Listed within the Tudor Cottage listing.
- 2.7. To the east and south of the site sit a number of residential buildings. Further afield, the site is surrounded by parcels of agricultural land. The site is approximately 200 metres from Wrotham Road (A227), which routes north to Istead Rise and south to Meopham, and can be accessed directly from Nash Street.



Figure 1. Google Maps aerial image of the site (redline boundary).

- 2.8. In terms of constraints, the site is located within the Metropolitan Green Belt and the North Downs National Character Area.

3. Proposal

- 3.1. This application is for the conversion and extension of an outbuilding/barn to provide a self-contained residential annexe, ancillary to the main dwelling.
- 3.2. Previously, the barn has been used for ancillary purposes relating to Tudor Cottage, most recently to house the occupants' horses. The client now wishes to convert the barn into an annexe to host the client's elderly family member. Although the annexe will have a functional relationship with Tudor Cottage, it will retain all facilities required of independent living.
- 3.3. This application is supported by a Design and Access Statement (Clague Architects, 2025).
- 3.4. In summary, on the northern side of the barn, two existing lean-to structures will be demolished, and a new extension will be added, matching the total floor area of the two lean-to structures; the total gross internal area of the barn will remain unchanged.
- 3.5. The annexe will be single storey and will include 2 bedrooms, a bathroom, an art room, with an open plan kitchen, living and dining space.
- 3.6. The elevations of the annexe will consist of horizontal timber cladding with a slate roof. Large, glazed windows will be located to the rear of the property to provide a greater connection to the surrounding garden and smaller windows will be located on the building's front elevation, reducing the development's impact on Nash Street and surrounding neighbour's.



Figure 2. Proposed front (top) and rear (bottom) elevations.

4. Planning History

- 4.1. There are no planning applications related to this site, however, applications relating to Tudor Cottage are detailed below:

20180836- Application for Listed Building Consent for the creation of a new internal doorway opening to provide access between the living room and playroom; removal, refurbishment and reinstallation of the leading light windows in the north, south and east elevations; replacement of all other metal frame and timber windows in the north, south, east and west elevations with timber double glazed windows, replacement of rear porch door with a timber and double glazed door and alteration of the existing window in the west elevation to a set of timber double glazed French doors; works to chimney stack and roof including repointing, replacement flashing, re-bedding of chimney pots, installation of a new chimney pot, replacement of sand and cement fillet at junction of the roof and chimney and removal of redundant flue and replace opening with clay peg tiles and repair works to the front elevation of the property following removal of the conservatory. (Refused 08/04/2019)

20191062- Application for Listed Building Consent for the creation of a new internal doorway opening to provide access between the living room and playroom and other internal alterations including installation of new bathroom at first floor level, adaptations to existing bathroom and conversion of the existing living room into a kitchen; removal, refurbishment and reinstallation of the leaded light windows in the north, south and east elevations; replacement of metal frame and timber windows in the north elevation with timber single glazed windows of the same design to existing and replacement of metal frame and timber windows and porch door and large adjoining window in the west elevation with timber single glazed windows of diamond leaded light design to match original windows; replacement of large timber frame window on north elevation with new rear porch door and installation of set of new French doors; works to chimney stack and roof including repointing, replacement flashing, re-bedding of chimney pots, installation of a new chimney pot, replacement of sand and cement fillet at junction of the roof and chimney and removal of redundant flue and replace opening with clay peg tiles and repair works to the front elevation of the property following removal of the conservatory. (Approved 10/06/2020)

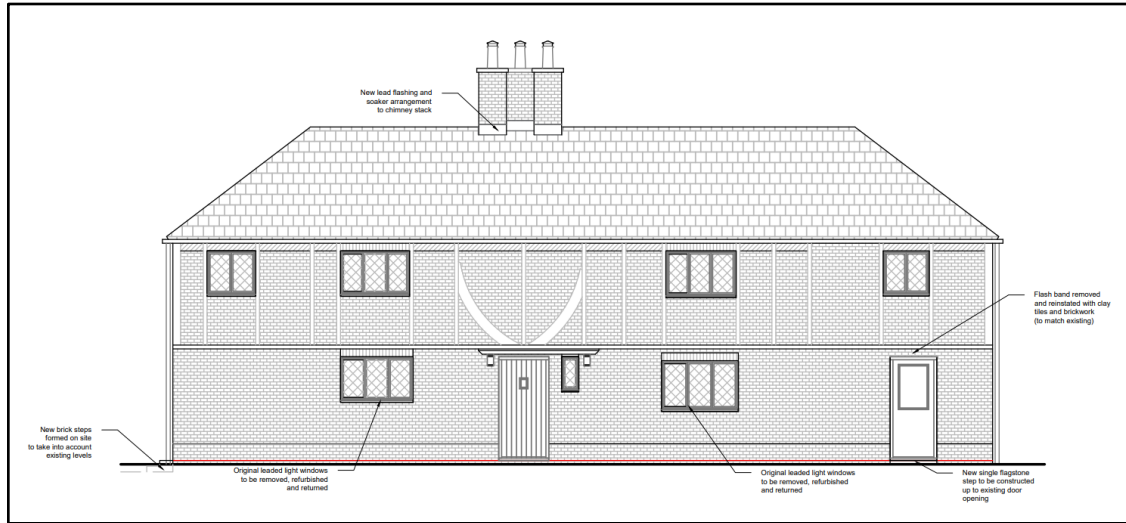


Figure 3. Approved south elevation of Planning Permission ref. 20191062

20200722- Application for the approval of condition 3 attached to planning permission reference number 20191062 relating to the submission of a sample and details of the glazing with the leadwork prior to the installation of any of the timber framed single glazed diamond leaded light windows. (Approved 16/09/2020)

20200723- Application for the approval of conditions 4, 5 and 6 attached to planning permission reference number 20191062 relating to (4), prior to the installation of the new kitchen. Details of layout, service runs, drains, existing and proposed floor finish and relationship of counter tops to window sills. (5) Prior to the installation of the new bathroom at first floor level. Details of size and appearance of all vents including vent covers, service runs and floor finish. (6) Prior to installation and prior to the water cylinder in the attic space first coming into use, details of the design including pipe runs. (Approved 17/09/2020)

5. Planning Policy

- 5.1. The proposed development has been considered in accordance with the Gravesham Local Plan Core Strategy (2014) and Local Plan First Review Saved Policies (2014) as well as the National Planning Policy Framework (December 2024). The current local plan is now more than 10 years old, therefore, consideration has also been given to the Emerging Local Plan Development Management Policies (Regulation 18) (2020).

- 5.2. Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 applications for planning permission are required to be determined in accordance with the provisions of the development plan in force unless material considerations indicate otherwise.

National Planning Policy Framework (December 2024)

- 5.3. **Paragraphs 7 and 8** of the NPPF outline that the purpose of the planning system is to contribute to the achievement of sustainable development through three overarching objectives:

- a) *“An economic objective- to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity and by identifying and coordinating the provision of infrastructure*
- b) *A social objective- to support strong and vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of the present and future generations and by fostering well designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities health, social and cultural wellbeing, and*
- c) *An environmental objective- to protect and enhance our natural, built and historic environment, including making effective use of and, improving biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy.”*

- 5.4. **Paragraph 10** states, so that sustainable development is pursued in a positive way, at the heart of the NPPF is a presumption in favour of sustainable development. **Paragraph 11** confirms that in respect of decision-taking, the presumption in favour should be applied as follows:

- d) *“Approving development proposals that accord with an up-to-date development plan without delay; or*
- e) *Where there are no relevant development plan policies or the policies which are most important for determining the application are out of date, granting permission unless:*

- i) *The application of policies in this framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed or*
 - ii) *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”.*
- 5.5. **Paragraph 39** provides guidance in relation to decision-making and outlines that local planning authorities should approach decisions on proposed development in a positive and creative way, seeking to approve applications for sustainable development where possible.
- 5.6. **Paragraph 61** outlines the need to ensure that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 5.7. **Paragraph 63** states that, within the context of establishing need, the size, type and tenure of housing needed for different groups, including people with disabilities, in the community should be assessed and reflected in planning policies.
- 5.8. **Paragraph 116** outlines that development *“should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”.*
- 5.9. **Section 11** states that decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. In particular, **paragraph 125** states that decisions should support the development of under-utilised buildings.

- 5.10. **Section 12** of the NPPF sets out a guide to creating well-designed, high-quality and sustainable development. **Paragraph 131** in particular, states that the *“creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve”*.
- 5.11. **Paragraph 135** outlines that decisions should ensure developments:
- a) *“Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development,*
 - b) *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping,*
 - c) *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change and*
 - f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”*
- 5.12. **Paragraph 139** outlines that significant weight should be given developments which reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning guides and codes.
- 5.13. **Section 13** outlines the importance of Green Belt land as well as measures to prevent urban sprawl. In particular **paragraph 153** sets out that *“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 its openness”*.
- 5.14. **Paragraph 154 (h (iv))** outlines that development in the Green Belt is inappropriate unless it involves the re-use of buildings provided that the buildings are of permanent and substantial construction. In addition, development should *“preserve the openness of the area and not conflict with the purposes of including land within it”*.
- 5.15. **Section 14** states that plans should contribute to the mitigation and adaptation of climate change, taking into account the long-term implications of flood risk. In particular, **paragraph 170** outlines that *“inappropriate development in areas at risk of flooding should be avoided by directing areas away from area at highest risk”*.

- 5.16. **Paragraph 187** outlines that planning policies and decisions should contribute to an enhancement of the natural and local environment by protecting and enhancing valued landscaped and recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services. Proposals should also aim to minimise impacts on and provide net gains for biodiversity.
- 5.17. **Paragraph 192** requires proposals to promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
- 5.18. **Paragraph 203** states that plans should set out a positive strategy for the conservation of the historic environment and should take into account aim to make a “*positive contribution to local character and distinctiveness*”.
- 5.19. **Paragraph 215** outlines that where a development proposal will lead to less than substantial harm to the significance of a designated heritage assets, this harm should be weighed against the public benefits of the proposal.

Gravesham Local Plan Core Strategy (2014)

- 5.20. **Policy CS01: Sustainable Development** states that planning decisions that accord with the policies in the development plan for Gravesham will be approved without delay unless material considerations indicate otherwise.
- 5.21. **Policy CS02: Scale and Distribution of Development** sets out that development outside of rural settlements will be supported where they are compatible with national policies for protecting the Greenbelt.
- 5.22. **Policy CS11: Transport** states that new development should mitigate its impact on the highway and public transport networks.

- 5.23. **Policy CS19: Development and Design Principles** sets out that new development should be visually attractive and should conserve and protect the character of the local and natural environment. To achieve this, developments should be sympathetic to the local setting in terms of design, scale, materials and density. The design and layout of new residential development, including conversions, will accord with the adopted Residential Layout Guidelines; In addition, proposals should safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.
- 5.24. **Policy CS20: Heritage and the Historic Environment** outlines that the Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment. Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance of the Borough's heritage assets, their setting, where it contributes to the significance of the asset.

Gravesham Local Plan Review Saved and Deleted Policies (2014)

- 5.25. **Policy TC2** states that for development affecting the setting of listed buildings, the primary consideration of the Borough Council will be the maintenance of the integrity of the original listed building. Proposals will also need to be sympathetic to the listed building in terms of massing, scale, appearance and materials.

Emerging Local Plan Development Management Policies (Regulation 18)

- 5.26. Whilst the Gravesham Local Plan has not been adopted yet, the current local plan, adopted 2014, is now 10 years old and so is considered out of date, therefore weight has been given to policies within the emerging local plan.
- 5.27. **Proposed Policy GB7: Re-Use of Buildings in the Green Belt** outlines that the re-use of buildings within the Green Belt will be allowed where it would not impact the openness of the Green Belt or conflict with the purpose of including land in it.
- 5.28. **Proposed Policy RES3: Residential Annexes** outlines that planning permission will only be permitted for residential annexes within the curtilage of an existing property where it is proven that a need can't be met through an acceptable extension. The annexe should be of a scale subordinate to the existing dwelling.

- 5.29. **Proposed Policy FW3: Managing Flood Risk** states that development will only be permitted where it will not be at an unacceptable risk of flooding on the application site itself, and there would be no unacceptable increase of flood risk elsewhere.

6. Analysis

Principle of Development

- 6.1. Section 11 of the NPPF (2024) sets out that decisions should promote the effective use of land in meeting the need for homes. In particular, paragraph 125 states that decisions should support the development of under-utilised buildings.
- 6.2. NPPF paragraphs 61-63 acknowledges the requirement to supply new homes, including housing to support specific housing need, this includes, but is not limited to *“older people (including those who require retirement housing, housing-with-care and care homes)”*.
- 6.3. This application is for the conversion of a barn to be used as an annexe for the client's elderly relative and represents an efficient and sustainable use of a building. In its current state, the barn is under-utilised given the nature of the inappropriate equestrian use, which is no longer viable. The reuse of the existing structure avoids the need for new development, supporting the principles of sustainable construction and land conservation.
- 6.4. The barn's location within the curtilage of the main property makes it ideally suited for its proposed use as a residential annexe to house an elderly relative. This arrangement can allow for a balance between independent living and informal care. The close proximity of the outbuilding to main dwelling, eliminates the need for regular travel by family members to provide care, reducing vehicle use and associated environmental impacts. It also ensures that any necessary assistance can be provided quickly and efficiently, enhancing the relative's safety and well-being.
- 6.5. The proposal therefore makes full and effective use of an under-utilised building in accordance with NPPF paragraph 125 and provides a practical, long-term solution to evolving family needs advocated in paragraphs 61-63.

- 6.6. Proposed Policy RES3 outlines that planning permission will only be permitted for residential annexes within the curtilage of an existing property where it is proven that a need can't be met through an acceptable extension.
- 6.7. As detailed in Figure 1, the proposed annexe is within the curtilage of Tudor Cottage. Tudor Cottage is classified as a Grade II listed building with architectural and historic significance, and as such, it is not considered appropriate to alter or extend it to accommodate the proposed ancillary residential use. Any such intervention would risk harming the historic fabric, character, and integrity of the heritage asset, contrary to national and local heritage policies. Therefore, it would be inappropriate to propose an extension to this property, which may undermine its historical significance and character.
- 6.8. Instead, the conversion of the adjacent barn, located within the curtilage of the listed building, offers a more sensitive solution. The barn can be adapted to serve as a residential annexe, without physically impacting the listed structure, thereby preserving its significance while still meeting the identified accommodation need.
- 6.9. Due to the contextual need of the annexe, it is considered that the barn conversion to an annexe, opposed to an extension to the main dwelling, is more appropriate. In comparison to living within the main dwelling, the annexe will offer a level of privacy and independence that is important for the relative's quality of life, while also ensuring they remain in close proximity to family members should support or assistance be needed.
- 6.10. It is demonstrated that this proposal meets the requirements of Proposed Policy RES3, whereby, in this context, a residential extension to the main dwelling would not be appropriate and therefore this application for a residential annexe should be approved.

Design, character and appearance

- 6.11. Section 12 of the NPPF outlines that development should be of a high quality, producing visually attractive designs which are sympathetic to and add to the local area and its character.
- 6.12. Policy CS19 of the Gravesham Local Plan Core Strategy (2014) sets out that new development should be visually attractive and should conserve and protect the character of the local and natural environment by creating developments which are sympathetic to the local setting in terms of design, scale, materials and density.

- 6.13. The proposed conversion of the barn to a residential annexe, will not result in any increase in the building's height or overall scale, ensuring that its physical presence within the site remains unchanged and sympathetic to the surrounding landscape.
- 6.14. Additionally, the barn is already in situ and therefore, this proposal will have no impact on the local vernacular.
- 6.15. A small extension is proposed to be added to the rear of the outbuilding however, the floor space of this extension will total that of two lean-to structures, which are proposed to be removed as part of this application. Overall, it is submitted that there will be no change in the building's total gross internal area.
- 6.16. Externally, the building will retain its existing timber-clad elevations and grey slate roof, which could ensure the converted annexe remains sympathetic to its rural setting. This extension is to be added to the rear of the property and so it will not impact the visual frontage of the barn or Nash Street as a whole.
- 6.17. As part of the conversion, a number of new windows and a front door will be introduced to facilitate residential use, however, these alterations have been carefully designed to respect the barn's existing form and character. The doors and windows will consist of hardwood painted frames. The new windows and entrance door will be fitted with traditional wooden shutters designed to reflect the appearance of stable doors, further reinforcing the rural character of the building.
- 6.18. These design choices help preserve the barn's original identity while allowing for a functional and respectful residential conversion. Therefore, it is considered that the visual impact of the proposal is not considered to cause any adverse impact that would significantly and demonstrably outweigh the benefits.
- 6.19. It is submitted that this development constitutes a high-quality design which is sympathetic to the existing building and its setting and therefore complies with local and national design policies.

Heritage

- 6.20. The application site is in close proximity to two Grade II listed buildings, which have been considered as part of this proposal:

- Tudor Cottage, entry list no. 1054085

“18th century or earlier. Two-storey timber-framed house with curved braces. Red brick infilling. Hipped tiled roof. Four casements. Diamond paned windows. Flat hood on shaped wooden brackets over door. Substantial central brick chimney stack”.

- Nash Street Farmhouse, entry list no. 1350212

“Early C19. Red brick walls, slated roof. Two storey; 2 casement windows with pointed Gothic panes 3 similar windows on first floor. Flat hood over front door. Modillion eaves cornice. Gable ended roof with parapets. (Similar rear elevation gain with windows intact”.



Figure 4. Landstack image of the site in relation to the listed buildings.

- 6.21. Local Plan Policy CS20 states that proposals will be supported which preserve and, where appropriate, enhance the significance of the Borough’s heritage assets, their setting, where it contributes to the significance of the asset.
- 6.22. Saved Local Plan Policy TC2 specifically states that for development affecting the setting of Listed Buildings, the primary consideration of the Borough Council will be the maintenance of the integrity of the original listed building. Proposals will also need to be sympathetic to the listed building in terms of massing, scale, appearance and materials.

- 6.23. A Heritage Impact Statement has been produced by Clague Architects and should be read in conjunction with this statement. This statement concludes:
- 6.24. *“Overall, the proposals will have very little or no impact on the historic nature of the building as most of the works are improvements to the current state of the building. As for the modern stud partition walls and joinery it will have no impact as the work is completely reversible*
- 6.25. *No work is proposed to the grade II listed cottage and therefore no impact will be created by the proposals. All key views from the cottage will be retained and will not be affected by the work proposed on the stable”.*
- 6.26. In summary, the proposal has been carefully designed to ensure it does not impact the setting of the nearby listed buildings. The barn is an existing structure within the established curtilage, and its conversion will not involve any increase in height or scale. Whilst a modest rear extension is proposed, it will be replacing an existing section of the barn, which is to be demolished and so the total gross internal area of the barn will not change. It is therefore considered that the proposal will not erode the setting of the host Listed Building.
- 6.27. All external works will use materials already present on the barn or will be new to match existing, including the timber-clad elevations, thereby maintaining visual continuity and avoiding the introduction of inconsistent materials and features. New windows required for residential use will be modest in scale and fitted with traditional wooden shutters designed to reflect rural building forms, such as stable doors. These additions will reinforce the barn’s agricultural character and ensure the conversion remains sympathetic to its surroundings.
- 6.28. As a result, the proposal preserves the historic and visual setting of nearby listed buildings while delivering an appropriate reuse of an existing structure complying with paragraph 203 of the NPPF and local policies CS20 and TC2.

- 6.29. In accordance with the application for a new stable block, submitted concurrently with this application, the outbuilding, although not originally designed as a stable, the outbuilding is currently used to house the occupants' horses. Horse stables can be considered to increase fire risk, due to the storage of hay and bedding etc. It is considered that the change of use of the building to a residential annexe, would be a far more suitable use for the building, as it would reduce this fire risk in relation to the adjoining Listed Building.

Green Belt

- 6.30. Paragraph 153 of the NPPF sets out that 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 its openness.
- 6.31. Paragraph 154 (h (iv)) outlines that development in the Green Belt is inappropriate unless it involves the re-use of buildings, provided that the buildings are of permanent and substantial construction.
- 6.32. This proposal is for the conversion of the barn to a residential annexe that fully complies with the Green Belt development criterion involving the re-use of an existing building. The barn is of a permanent structure constructed with durable materials suitable for conversion without the need for substantial rebuilding.
- 6.33. Proposed Local Plan Policy GB7 outlines that the re-use of buildings within the Green Belt will be allowed where it would not impact the openness of the Green Belt or conflict with the purpose of including land in it.
- 6.34. The proposed conversion of the existing barn to a residential annexe will not result in the construction of any new buildings, nor will it increase the height or footprint of the existing structure. As such, the openness of the Green Belt will be preserved.
- 6.35. The conversion makes use of an existing rural building within the established curtilage of the residential property, along a residential road and so it is considered that this development would not conflict with the prevailing land use.
- 6.36. Overall, this approach aligns with the principles of Green Belt policy by constituting the appropriate development, including the re-use of a building and ensuring that the physical and visual openness of the area remains unaffected.

Residential amenity

- 6.37. Paragraph 135 of the NPPF states that proposals should create places with a high standard of amenity for existing and future users.
- 6.38. Local Plan Policy CS19 outlines that development should be designed and located to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land.
- 6.39. There will be no alteration to the barn in terms of height or scale and so it is considered that the proposal will not result in any loss of amenity in terms of loss of privacy, daylight and sunlight.
- 6.40. On its front elevation, the number and size of windows to the south and west elevations have been kept to a minimum, reducing any outlook into neighbouring properties or into the annexe from Nash Street. Internally, the barn is of a sufficient size to provide a high-quality living environment. The proposal incorporates two bedrooms and has a gross internal area (GIA) of 79.54 square metres, beyond National Space Standards for a 2-bed, 1-storey house, requiring a minimum GIA of 61 square metres.
- 6.41. An open-plan layout within the proposed annexe will create a high-quality living environment tailored to the needs of an elderly resident. This design approach promotes ease of movement and accessibility by reducing internal barriers, which is particularly important for those with limited mobility or future care needs. The flexible layout therefore supports both independence and the possibility of assisted living if required, ensuring the space remains practical and adaptable.
- 6.42. 2 bedrooms will be provided within the annexe, providing suitable accommodation for visitors or potential overnight care which may be needed in the future.
- 6.43. The rear extension will serve as an art room, providing space for the client's relatives to carry out hobbies and recreational activities. Its location will optimise the views out towards the garden and open countryside, creating an ideal environment for artistic inspiration and peaceful reflection.
- 6.44. To the rear of the property, larger glazed windows and doors have been proposed to maximise views into the open countryside and to provide a greater connection to the surrounding garden, creating a calm and visually pleasing living environment.

- 6.45. It is considered that the proposed use of the outbuilding to a residential use would demonstrate a clear betterment to the existing horse stable use. The keeping of horses can create smells, and there is a demonstrated problem with flies in the summer months, in addition to a rodent risk. The residential amenity of nearby occupants will be improved considerably in comparison with the existing use.
- 6.46. Overall, the conversion constitutes a high-quality development which will protect neighbouring amenities and provides a high-quality living environment for the user, in accordance with local and national policy.

Landscape and visual impact

- 6.47. The site is within the North Downs Character Area, which has been considered as part of this proposal.
- 6.48. Local Plan Policy CS19 sets out that new development should conserve and protect and protect the character of the local and natural environment.
- 6.49. Paragraph 187 of the NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognizing the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services.
- 6.50. The North Downs National Character Area consists of areas of agricultural land and woodland. Settlement patterns of this area are characterised by traditional, small villages, scattered farms and large houses with timber framing.
- 6.51. As outlined in the National Character Area Profile, the distinctive character of the North Downs should be conserved by understanding the area's traditional architecture and distinct materials, including brick, timber and tiles.
- 6.52. As detailed, the development will remain a timber-clad barn with slate tiles, matching materials found on the existing building and, reflecting materials present within the wider North Downs National Character Area. The building is existing in situ and as part of this proposal, there will be no change to the scale of the barn.
- 6.53. In accordance with local and national policies, the development will therefore not erode the open views of the prevailing landscape.

Ecology

- 6.54. Paragraph 192 requires proposals to promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
- 6.55. This application is supported by a Preliminary Ecological Appraisal (Native Ecology, July 2025) and a Preliminary Roost Assessment (July 2025).
- 6.56. The Roost Assessment did not record any roosting bats emerging from the site and so it is concluded that roosting bats are likely to be absent from the site. However, the PEA concluded that due to the presence of scattered trees, the site offers low suitability for foraging bats. To reduce the impact of the development on foraging bats, the development should follow guidance issued by the Bat Conservation Trust and Institute of Lighting Professionals (ILP, 2023).
- 6.57. There are no suitable habitats for hazel dormice, therefore, hazel dormice are unlikely to be present within or adjacent to the site.
- 6.58. No signs of badgers were present within the site and no sets were recorded within 30 metres of the site and so no mitigation or further survey work is necessary.
- 6.59. The site provides no suitable habitats for hedgehogs or reptiles and provides a low suitability for invertebrates. Additionally, a lack of waterbodies within the site means no suitable habitats are present to support great crested newts, and riparian mammals including otters, beavers or water voles.
- 6.60. Due to the habitats present, no Schedule 1 birds are expected to nest within the Site. The barn and scattered trees provide suitable habitats for Red and Amber listed bird species, as well as common and widespread bird species. During the PEA survey, swift nests were identified within the barn. To reduce impacts on nesting birds, work to any buildings should be undertaken outside of the bird nesting season wherever possible.
- 6.61. Overall, it can be concluded that the development will not have a severe impact upon protected species.

- 6.62. This application will impact less than 25 square metres of protected habitat and therefore it is exempt from the requirements of Biodiversity Net Gain.

Access and transport

- 6.63. Paragraph 166 of the NPPF sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 6.64. Local Plan Policy CS11 states that new development should mitigate its impact on the highway and public transport networks.
- 6.65. This proposal is for a private residential annexe, which will be used by a member of the applicant's family. On this basis, it is proposed that the development will not increase the traffic on the local highway system and so will not impact the local highway network or road safety. Furthermore, the existing parking arrangements at Tudor Cottage are suitable for parking several cars. It is expected that a single dedicated parking space will be allocated to the annexe, with visitor parking provided as part of the existing Tudor Cottage parking provision.
- 6.66. As such, there is no need to mitigate any unacceptable highway impacts, and it is therefore considered that the proposal should not be refused on highway grounds.

Flood risk and drainage

- 6.67. Paragraph 170 outlines that inappropriate development in areas at risk of flooding should be avoided by directing areas away from areas at highest risk.
- 6.68. Proposed Policy FW3 states that development will only be permitted where it will not be at an unacceptable risk of flooding on the application site itself, and there would be no unacceptable increase of flood risk elsewhere.

- 6.69. The site is located within Flood Zone 1, therefore, it is at a low risk from flooding. It is considered that the proposal would not have a detrimental impact on flooding of the site or the surrounding area and should not be refused on flood risk grounds.

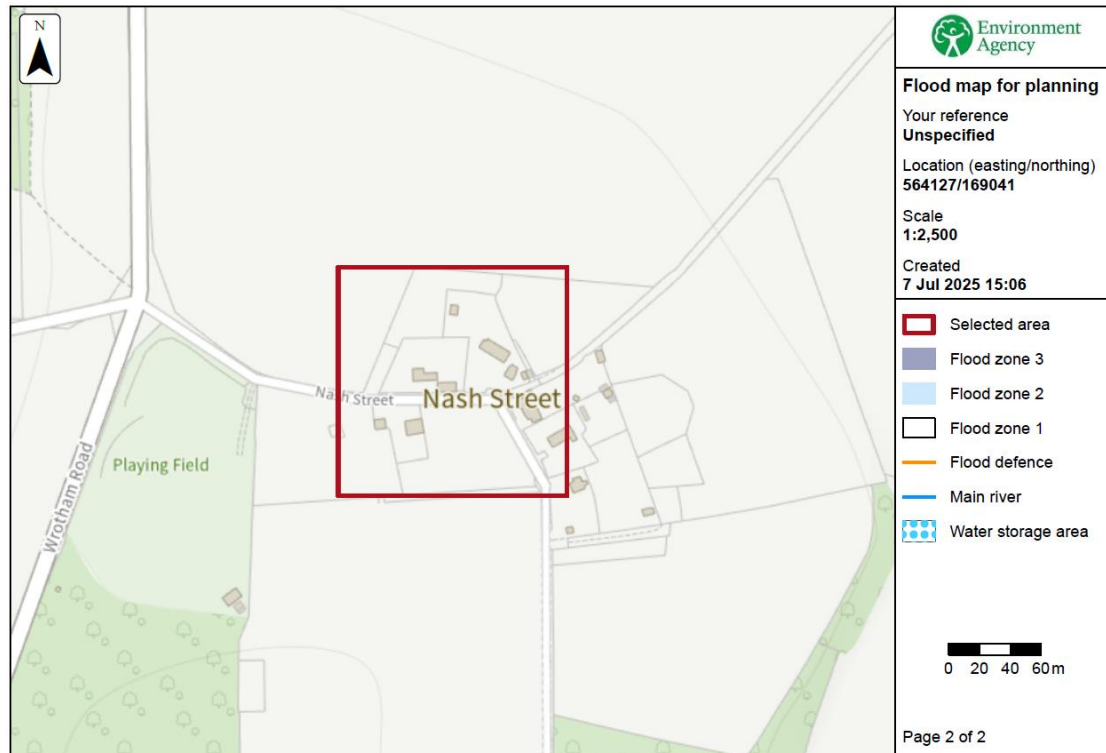


Figure 6. Flood Map showing the site in relation to flood zones.

7. Conclusion

- 7.1. This application is for the conversion of an outbuilding/barn to an independent residential annexe ancillary to the main dwelling 'Tudor Cottage'.
- 7.2. This conversion will result in a high-quality living environment with large open plan living quarters, a recreation room and open views of the property's rear garden and open countryside beyond.
- 7.3. This statement has demonstrated that the proposal would constitute an appropriate form of development in the Greenbelt, through the re-use of an existing building and would not result in the alteration of the existing buildings' height or scale. As a result, the proposal would not harm the openness of the Green Belt.

- 7.4. Additionally, the development will incorporate materials reflecting those seen on the existing barn. It is therefore considered that this conversion will have no detrimental impact on the setting of the two listed buildings or the North Downs National Character Area.
- 7.5. Overall, this proposal accords with the relevant national and local policies and represents a balanced form of development that respects the site's historic and environmental context whilst making full use of an under-utilised building, providing a practical, long-term solution to evolving family needs. It is therefore requested that the application be approved.