

**East Peckham**  
East & West Peckham  
Mereworth and Wateringbury

**21 APRIL 2026**

**25/01509/FL**

**Location:** ALLENS OAST 4B OLD ROAD EAST PECKHAM TONBRIDGE TN12 5ER

**Proposal:** Erection of a summerhouse (Retrospective)

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## **1. Description of Proposal:**

1.1 The proposal seeks retrospective permission for the erection of a summerhouse outbuilding. The proposal is similar to an approved summerhouse outbuilding (under ref: 24/00446/PA), however this proposal has a small projection to the rear. The main summerhouse outbuilding is 6m wide and 4.2m deep. The rear projection measures 2.5m by 1.5m and contains a toilet, sink and shower. The overall footprint is 28.95m<sup>2</sup> and it is located within the rear garden of the dwelling.

## **2. Reason for reporting to Full Council:**

- 2.1 The application was called in to the Area 2 Planning Committee on the 14<sup>th</sup> January 2026 by Councillor Boughton to allow for the consideration of the impact of the proposal on the adjacent Grade II listed building and wider heritage impacts, and its impact on flood risk.
- 2.2 A vote on the motion that the application should be refused for the following reason, was passed by the Area 2 Committee:
- 2.3 *The unauthorised erection of a summerhouse outbuilding with flat roofed projection further towards the Grade 2 Listed building at Strettitt Place was contrary to Policies CP24 (design), S66 of the Planning (Listed Building and Conservations Areas) Act 1990 and 213A of the NPPF and created additional harm to the setting of the historic asset.*
- 2.4 In accordance with Committee Procedure Rule 15.24, Part 4 Rules of the Constitution, the application was deferred for a report from Director of Central Services and Monitoring on the risks of costs against the Council arising from a decision contrary to the recommendations of the Director of Planning, Housing and Environmental Health which was considered could not be substantiated at appeal.
- 2.5 Following the consideration of the cost report of the Director of Central Services and Monitoring Officers, the Area 2 Planning Committee on the 18<sup>th</sup> February 2026, the same motion to refuse the application for the reason given above was carried with seven Members voting in favour and two Members voting against, with one Member abstained from voting. On the grounds that the above refusal reason was not

considered something that could be substantiated at appeal and there was likely to be a risk of significant costs being awarded against the Council at appeal, the vote taken was a recommendation only, in accordance with Council and Committee Procedure Rule 15.24, Part 4 Rules of the Constitution and that the application should be referred to Full Council for consideration in accordance with the constitution.

**3. Determining Issues:**

- 3.1 There has been no change in local or national policy since the application was heard at Area 2 Planning Committee and therefore the determining issues are the same as in the Area 2 Committee report (see Annex 1).

**4. Recommendation: Approve subject to conditions (see previous report in the Annex 1).**

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