

## Planning Statement 2025-11-17



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### Project Details

Proposed Incidental Annexe

25 Edgehill Gardens, Gravesend, DA13 9JU

# PLANNING STATEMENT

Proposed Incidental Annexe  
25 Edgehill Gardens, Gravesend, DA13 9JU

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## 1. Introduction

This Planning Statement supports an application for a **domestic incidental annexe** at 25 Edgehill Gardens. The building is designed to support the household with additional accommodation and will remain functionally and physically dependent on the main dwelling.

The annexe includes a small kitchenette and washing facilities (WC/shower), but **no laundry**, no separate services, and no attributes of an independent dwelling.

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## 2. Site and Context

The property is located within a residential suburban area characterised by low-rise housing, garages and outbuildings. The annexe is positioned **entirely within the rear garden** and will not be visible from the public realm.

There are no conservation designations or heritage constraints affecting the site.

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### 3. Description of the Proposal

The proposal comprises a single-storey annexe containing:

- A living/sitting area
- A small kitchenette for light food preparation
- A WC and shower room (no laundry facilities)
- Shared access and services with the main dwelling

There is **no boundary subdivision**, no separate utility meters, and no potential for independent occupation.

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### 4. Incidental Use & Non-Self-Containment

The annexe is not self-contained and does not meet the planning definition of a separate dwelling. It relies fully on the host property for:

- Laundry
- Utility services
- Cooking (if required)
- Day-to-day domestic life
- Shared circulation and access

Case law confirms that accommodation with washing facilities and simple food preparation can remain incidental when it lacks the attributes of independence (*Uttlesford DC v SSE & White*).

The proposal remains **ancillary and incidental**, not a new planning unit.

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## 5. Conformity With Permitted Development Rights

The **size, height, footprint, and position** of the annexe fully comply with **Class E Permitted Development Rights** for outbuildings under the GPDO 2015.

This establishes a strong material fallback position:

- The structure could be built **without planning permission** if the washing facilities were omitted.
- Therefore, its scale, height, form and location are already **lawful under national legislation**.
- The **ONLY** reason permission is required is due to the inclusion of WC/shower facilities.

This significantly limits the scope for objection on design, scale or siting grounds.

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## 6. Design and Appearance

The building is:

- Single-storey and low-profile
- Subservient to the main house
- Constructed using sympathetic materials
- Well-screened by existing boundaries

It respects the local character of Edgehill Gardens and typical domestic outbuildings.

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## 7. Neighbouring Amenity

The proposal results in **no harm** to neighbouring properties because:

- It is single-storey
- There is no overlooking
- No overshadowing
- Domestic-level activity only
- Existing fencing provides full screening

The development preserves all surrounding residential amenity.

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## 8. Parking & Highways

The annexe does not create a new household, so:

- There is **no increase** in parking demand
  - No highway impact
  - Existing arrangements remain acceptable
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## 9. Policy Compliance

The proposal complies with:

- **NPPF** guidance on home adaptations, good design and protecting amenity
- Local plan policies relating to:
  - Domestic outbuildings
  - Ancillary accommodation
  - Non-creation of independent dwellings
  - Neighbour protection
  - Residential character

## 10. Voluntary Conditions Offered

To provide clarity and ensure the proposal remains incidental, the applicant **voluntarily offers** the following planning conditions:

### 1. Incidental Use Only

*The annexe shall be used solely for purposes incidental to the enjoyment of the main dwelling at 25 Edgehill Gardens and shall not be used as a separate or independent dwelling.*

### 2. No Independent Occupation

*The annexe shall not be sold, let, or otherwise occupied separately from the main dwelling.*

### 3. No Laundry Facilities

*No laundry appliances or facilities shall be installed within the annexe without prior written approval from the Local Planning Authority.*

### 4. No Separate Utility Meters

*No separate gas, water, electricity, or broadband meters shall be installed. All services shall remain connected to the host dwelling.*

### 5. No Separate Curtilage or Garden Division

*No fencing, walls or means of enclosure shall be erected to subdivide the garden or create a separate external area for the annexe.*

These conditions ensure the annexe **cannot function as a standalone unit** and remain fully compliant with policy.

## 11. Conclusion

The proposed annexe is modest, compliant with the GPDO footprint limitations, and entirely incidental to the use of the main dwelling. It causes no harm to character, neighbours or highways and represents a sensible family accommodation solution.

The voluntary conditions remove any ambiguity and guarantee the building cannot be used as a self-contained residence.

The proposal is therefore policy-compliant, low-impact, and should be **approved without delay**.

Please contact me for any further information.

Yours sincerely

Dan Butler



### ARCHITECTURAL SERVICES

- Pre Planning Advice
- 3D Planning Drawings
- Interior Layouts
- Planning Permission
- Building Regulations
- Project Management

### ARCHITECTURAL PLANS

- Single Storey Extensions
- Double Storey Extensions
- Loft Conversions
- New Builds
- Outbuildings

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