

Planning Statement

the
duncan+graham
partnership
chartered architects

8 Cecil Square Margate Kent CT9 1BD
tel: 01843 223488
email: margate@duncan-graham.co.uk

Site Location: **The Summer House
The Haven
Brimstone Hill
Meopham
Gravesend
Kent**

Proposal: **Conversion of existing Summer House, adjacent to The Haven to an independent residential dwelling.**

Introduction:

This application is being submitted to allow the conversion of the existing building known as the Summer House, within the grounds of The Haven to be used as an independent residential dwelling.

Site:

The site is an existing building located to the immediate south of the Haven, a large detached building in substantial grounds set back from the entrance road by some 230m and is well screened from the surrounding areas and adjacent residential property by existing tree screening.

The property is a single story, brick built, pitched roof building which is currently in use as a Summer House, and recreational facility, for use by the main host dwelling on the site.

To the north of the property, past the Haven, is a separate dwelling known as Rose Cottage within the same ownership, and beyond this is a public footpath and then properties facing Foxendown Lane. To the south of the building is a dense wood land area, again within the ownership of the applicant.

Proposals:

The building was built as a summer house for the enjoyment of the main host dwelling, The Haven, and was for a temporary period used as a residential dwelling during the original construction of the replacement dwelling, The Haven, after which it was reinstated back to a summer house.

The applicants now wish to establish the independent use of the building as a separate residential 3 bedroom dwelling.

The building is already in existence and no alterations are proposed to the exterior of the building, the internal alterations are purely limited to a change of room name, again no internal alterations are planned to the rooms.

Externally the building already has an area of patio to the south of the building, so no additional hard paving or hard landscaping is required.

The existing driveway and turning circle at the end of the driveway has sufficient capacity to allow for the parking of 2 additional cars which would be associated with the dwelling, at no detriment to the host dwelling or manoeuvring of existing or current vehicles.

The site is sufficient size to accommodate a minor increase in traffic due to the family living at the premises, and would have no effect on the current parking arrangements or access.

An area of land will be allocated to the residential property for external garden/amenity space, but no physical demarcation will occur, no additional fences are being proposed as part of this application.

Overlooking:

Consideration has been given to any overlooking of the new dwelling from the host dwelling. The host dwelling is at right angles to the building, and at the closest point is 7.5m measured diagonally. The front windows to the host dwelling overlook the front vehicle turning circle and would not be considered as having any overlooking of the private amenity space of the new dwelling.

The side facing windows of the host dwelling, do not look direct at the side of the new dwelling and are approximately 15m away; all side windows of the new dwelling are not to habitable rooms and serve a study, an ensuite bathroom and the dressing room to the master bedroom. All bedroom windows to the new dwelling are on the rear of the property and cannot be overlooked from the host dwelling, and face onto the woodland (within the applicant's ownership).

The main external amenity space, (patio and garden area) is generally located on the diagonally opposite corner to the host dwelling and therefore will have privacy by virtue of the building itself being between the host dwelling and external patio area.

Living Accommodation:

The internal floor area of the building is 218sqm, with room sizes being 42sqm kitchen dining room; 38sqm lounge, bedrooms 23sqm, 20sq, and 20sqm, all being in excess of the minimum requirements set by Gravesham planning policy.

The external amenity space being allocated to this unit is 657sqm, again in excess of any minimum requirements under Gravesham's planning policy.

Landscaping:

No additional or alterations to the landscape or setting of the buildings are proposed.

Section 106 Legal Agreement:

It is acknowledged that there is a legal agreement in place to prevent the use of the property as a separate dwelling, subject to the granting of this planning application this agreement will need to be amended and removed.

Development within the Greenbelt:

This site is located within the greenbelt area, but outside of the area of outstanding natural beauty. While there are restrictions on development within the greenbelt, this proposal does not require any development as such, the building already exists, there is no additional hard or soft landscaping, there is no additional boundary treatment being carried out. This application is simply for a change of status to the use of the building to allow it to be an independent residential unit.

As such it does not constitute development in the greenbelt.

Gravesham Housing Requirement

Gravesham currently does not have a five year supply of deliverable housing sites and this should be considered in the context of the National Planning Policy Framework's presumption in favour of sustainable development as detailed within the NPPF, and therefore the principle of residential provision is generally supported.

There have been previous comments about rural sites not being sustainable, however there are public footpaths immediately adjacent to the site at the north which the applicant has a gate into their overall site, this foot path (ref: NS259) provide direct links to Foxendown Lane, and links to Wrotham Road (A227), which is approximately 870m to the junction at which point there are public transport links of bus stops with additional public foot paths linking the area.

The consideration of not being sustainable is not considered valid, given the direct and local links to the public foot path and transport links and the need for additional housing stock should outweigh concerns over sustainability.

Conclusion:

This application does not require any additional built form to be created in the greenbelt, it is an existing building which the applicant wish to allow its use as a separate residential dwelling. It will not result in any additional hard landscaping or boundary treatment. There is sufficient space on site to accommodate the parking requirements for the dwelling.

There are public foot path links and local links to public transport providing a sustainable dwelling. The provision of this unit will assist in providing another unit in the Gravesham housing stock.

We would ask for Officer and Members support of this application.