

GRAVESHAM BOROUGH COUNCIL
Planning Department
Civic Centre
Windmill Street
Gravesend DA12 1 AY

T 01474 337000

VIA PLANNING PORTAL

Date 08 MARCH 2023

Our ref 21307 / NA-02

Dear Sir / Madam

49 GOUGE AVENUE | NORTHFLEET | GRAVESEND | KENT DA11 8DP

COVERING LETTER AND DESIGN / JUSTIFICATION STATEMENT

(HOUSEHOLDER PLANNING APPLICATION)

DEMOLITION OF AN EXISTING SINGLE STOREY GARAGE OUTBUILDING AND ITS REPLACEMENT WITH A SINGLE STOREY ANNEXE OUTBUILDING FOR RESIDENTIAL ACCOMMODATION ANCILLARY TO THE MAIN HOUSE ALONGSIDE ASSOCIATED LANDSCAPING.

The application consists of this covering letter, which includes a design / justification statement, and the following information to be considered for planning approval:

- Application form (generated through the Planning Portal)
- Drawing 21307 100 P1 | Location Plan | Block Plan and Roof Plan Existing and Proposed
- Drawing 21307 101 P1 | Plan and Building Section Proposed | 3D Views Proposed
- Drawing 21307 102 P1 | Building Elevations Existing and Proposed

I trust that the submission is satisfactory and that the application can proceed to registration and validation.

Yours faithfully

Nicholas Appleby

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DESIGN AND JUSTIFICATION STATEMENT

The proposal is for the demolition of an existing single-storey outbuilding located to the rear of the garden and within the curtilage of a two-storey residential dwellinghouse at 49 Gouge Avenue, Northfleet, Gravesend, Kent DA11 8DP. The existing outbuilding is currently occupied as a garage / storage unit with direct access from both the private garden area and also from the rear shared private lane accessed off Coulton Avenue.

The existing dwellinghouse is a two-storey 5 person, 3 bedroom detached house with a first floor bathroom, ground floor W.C / shower room, front living room, and kitchen / dining room to the rear. The house enjoys space within the front curtilage of the property allowing for two off-road car parking spaces off Gouge Avenue.

The applicant wishes to extend the house to provide additional accommodation for visiting relatives to enjoy overnight sleeping and living accommodation.

The existing garage outbuilding has a gross internal floor area of 69m² and is currently used as a general overflow storage area / gym and has not been used in the past for parking vehicles. The applicant therefore seeks the opportunity to re-develop this existing structure and put it to better use in order to serve the wider family requirements as opposed to looking to extend the existing house to the rear.

The applicant, Rick and Anna, have an extended family comprising 2 parents, 4 children, 6 grandchildren and 2 great grandchildren. No members of this extended family are locally located.

The applicant and partner works in the building construction and hospitality industries respectively, and have a requirement for home working / office facilities. They currently use their existing dining / kitchen area as a makeshift home office environment.

The applicant therefore seeks approval to convert the existing garage outbuilding into residential accommodation which will be ancillary to the main house to meet their home office requirements and also provide overnight accommodation for visiting relatives.

In order to meet the applicant's requirements and also to meet current building regulation standards, we propose to demolish the existing structure and reconfigure it on an alternative footprint to make best use of the available internal spaces. The proposed replacement single-storey structure will have a gross internal floor area of 69m², which is the same internal area as the structure proposed for removal. The height will increase by circa 400mm, which is a result of meeting the energy requirements within the current building regulations (Part L1 Volume 2021 edition incorporating 2023 amendments).

The proposed design ensures that there will be no overlooking issues between neighbours and proposed primary habitable windows. The proposed new building footprint takes account of existing locations of below ground foul and storm water drainage runs by locating new foundations away from these underground services, which currently conflict with the existing garage structure.

The proposed elevational treatment fronting the rear private access lane off Coulton Avenue is with a simple rendered wall with engineering brickwork plinth and no fenestration. New proposed boundary walls as indicated on the application drawings are to be formed of 1.8m high timber close boarded fencing with rear access gate to maintain security to the 'host' dwelling from the rear.

We have also taken the opportunity to provide an additional car parking space at the rear for visiting family members within the curtilage of the application boundary.