

15 May 2025

bMAC STUDIO

Architecture & Project Management



SITE ADDRESS:

32 Jubilee Crescent

Gravesend DA12 4JF

Design and Access Statement

Planning Statement

Ancillary Use of Annexe – 32 Jubilee Crescent, Gravesend, DA12 [Insert Postcode]

Reference: Pre-application PRE20250009

1. Introduction

This Planning Statement is submitted in support of a planning application for the continued use of the annexe at 32 Jubilee Crescent, Gravesend, as ancillary accommodation to the main dwelling. This follows pre-application advice received under reference PRE20250009.

2. Site and Proposal

The application site comprises a two-storey semi-detached dwelling with an existing single-storey annexe located within the rear garden. The annexe has historically been used by family members and forms part of the overall planning unit of the main dwelling.

The applicant wishes to formalise the use of the annexe and confirm its ancillary relationship to the host property. There is no intention to use the annexe as a separate dwelling or for independent occupation.

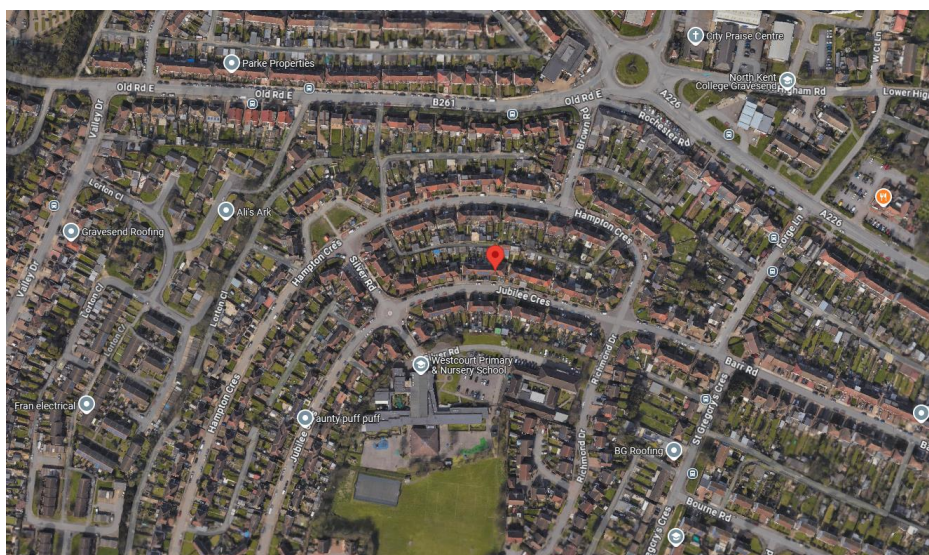


PHOTO REPORT – Courtesy Google Maps

3. Use and Occupancy

The annexe will remain wholly ancillary to the main house and will be used solely by family members or guests associated with the main household. It will not have a separate postal address, utility services, or any separate curtilage or boundary treatment dividing it from the main property.

Key points:

- - No sub-letting or separate rental of the annexe will occur.
- - The annexe does not have its own independent access from the public highway.
- - It shares facilities, access, and garden with the main dwelling.
- - It will not be marketed or sold as an independent residential unit.

4. Planning Context

The use of outbuildings as ancillary accommodation is generally supported, provided the use remains subordinate to the main house and does not result in the creation of a separate planning unit. This application aligns with guidance in the National Planning Policy Framework (NPPF) and relevant local policies within the Gravesham Local Plan, which support sustainable development and appropriate use of residential land.

5. SUSTAINABILITY

The development will be constructed using modern, thermally efficient materials and methods in compliance with Part L of the Building Regulations. Where feasible, the scheme will include:

- High insulation standards
- Low-energy lighting
- Water-efficient appliances
- Sustainable drainage features (SUDS) to mitigate surface water run-off
- Provision for future EV charging
- Connection to existing mains drainage and utilities infrastructure
- The planting scheme will use native species appropriate to the rural location, with potential for biodiversity enhancements such as bird boxes or hedgehog gaps.

6. Appearance

- External materials, including bricks, roof tiles, and fenestration, will either match or complement those of the existing dwelling.
- The overall appearance will respect the rural vernacular character of Grafty Green and maintain a cohesive streetscape.

7. Conclusion

This application seeks to regularise the ancillary use of the annexe at 32 Jubilee Crescent in accordance with planning policy and the guidance received under pre-application reference