

Construction of a new garage and annex accommodation incorporating a dormer window in the front roof slope and Juliette balconies on the north-west and south-east elevations to provide for Ancillary accommodation, including a Garden room with Tea point at ground level and gym and games room accommodation above.

At

Shorne Mead Pear Tree Lane Shorne Gravesend
Kent DA12 3JT

Planning Statement

December 2018



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Introduction & Use

This Planning Application is for a new annex accommodation construction to provide additional family living and games / activities space. The building is to replace an existing Garage block that already benefits from planning consent for annex accommodation. Physical construction issues together with changing family circumstances have generated the amended proposal now submitted.

The Site:

The site is located in a residential area along Pear Tree Lane comprising substantial residential accommodation with large single plots. The development is to be constructed in place of the existing garage block. Access to the garage is via the single drive way running across the frontage of the main residence leading to the turning and parking area between the two buildings. This will prevent

Planning History

1. Construction of a new roof over existing garage incorporating an increase in the height of the building, two dormer windows in the front roof slope and a juliet balcony on the north-west side elevation to provide for gym, games room and w.c./changing facilities in the proposed roof space.

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Ref. No: 20140811 | Received: Wed 20 Aug 2014 | Validated: Thu 21 Aug 2014 | Status: Application Permitted

2. Demolition of existing garage and erection of a detached two storey annex and garage incorporating a dormer window in the front roof slope and juliette balconies on the north-west and south-east elevations.

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Ref. No: 20170496 | Received: Mon 08 May 2017 | Validated: Tue 23 May 2017 | Status: Application Refused

The initial application to convert the existing structure was permitted. However, upon detailed structural review the existing structure will need to be demolished to accommodate the new structure over. This led to the second application which included for a residential annex.

This application is submitted to return to the original use intent allowing for a garden room to the ground floor and annex recreational accommodation to the upper floors allowing for a Gym and Games room confirming the accommodation as subservient to the main house.

Planning Policy

The application was refused under policy CS02, due to the assessed impact on the 'openness' of the Green Belt. Following consultation with our client the use has been reverted to the original approved scheme, as a Gym and Games room, furthermore the proposed development does not present a larger profile to Pear Tree lane or to the rear aspect overlooking the landscape of the property as with the approved scheme. The principle alteration is to the side elevation facing the existing property. It should also be noted that the application is merely to replace a existing garage on the site and the proposed development will be built on the existing footprint of that property. We do not consider that it can be reasonably argued to present any addition harm that that already approved. The dwelling has been carefully considered to meet the needs of the client whilst respecting the aspect of Green belt. By reverting the use for Leisure activity subservient to the principle residence we trust that the Policy has now been satisfied.

Layout, Scale & Appearance

The scale of the development has kept to the approved scheme as far as possible, as indicated on the application drawings. The appearance of the scheme has also used materials as originally approved.

It is accepted that the garage shall be used only for private motor cars and for the occupants of Shorne Mead, Pear Tree Lane as a garden room and games / Gym accommodation ancillary to the main dwelling and for no other purposes and no trade or business shall occur, no development, whether or not permitted shall be carried out to preclude the use of or access to the reserved vehicle parking area.

Proposed Materials:

The existing main building and the previous extensions have a mixed pallet of wall finishes of brickwork and tile hanging. The roofs are plain clays with some built up felt roofing to flat areas. The building annex has been designed to match the existing to the front, while providing modern open plan living accommodation to the with a palate of materials in common with the existing building. Good quality materials are an essential part of the design.

Suggested materials are:

Flat roof (Dormer):	- Sarnafil uPVC single ply membrane
Pitched Fo Roof:	- Plain Clay
Walls below DPC:	- Stock brickwork
Walls above DPC:	- Stock Brickwork to match existing
Entrance Door & windows:	- White uPVC Casement windows.
Ground Floor Bi-fold doors	- White PPC Aluminium
Fascias and soffits:	- White uPVC
Rain water goods:	- White uPVC

Landscaping

The existing Garden has been well landscaped. It is intended to reinstate the existing planting beds and restore the landscaping following the construction works.

Fencing

Fences will be repaired or replaced as required to match existing.

Access

Access to the site will remain as the single drive as existing

Parking

There are sufficient parking spaces for 3-4 cars on the site (2 in the garage and 1-2 on the drive), which will be retained

Conclusion

The new building will be built to match as closely as possible with the materials pallet of the main host building and has been designed as tightly as possible to the envelope of the existing approved development. Care has been taken to ensure no loss of amenity to neighbouring properties.

Andrew Scott
December 2018