

DESIGN & ACCESS STATEMENT

256 Singlewell Road, Gravesend DA11 7RE

Proposal

Single storey extension to the existing outbuilding to provide an enclosed garden room offset from the existing gym. The application is part-retrospective as the proposal involves the infilling of an existing steel-framed canopy erected in 2022 forward of the gym sheltering a brick paved patio area.

Character and Appearance

The application site is a substantial detached two storey dwelling located along the semi-rural suburbs of Gravesend. The property has been extended extensively in the past and has a large area of hardstanding to the front with parking. To the rear is a large summer house that is being used as a gym.

The properties in the street are large and most have been extended. Garden rooms and summer houses are a feature of the area to the rear of these dwellings. The outbuilding set to the rear or eastward boundary of 256 was built following permission in December 2013. Since then, there have been three applications to further extend the garden room, most recently in December 2012 (permitted - now built). The canopy has been a feature of the design (albeit relocated) since 2013 and is lower than the flat roof of the main building.

Extent of Proposal

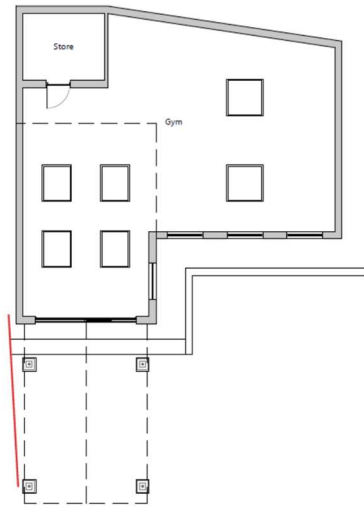
The existing canopy is a simple yet elegant white steel framed structure with a gentle parabolic roof clad in semi opaque polycarbonate sheet supported on 4 round steel columns on red brick pedestals. The maximum height above the garden level (paving and lawn) is 3.4m (11 ft. 2"). Along its length it is offset from the north boundary (to #254) by 450mm to the front increasing to 750 at the back (i.e. the boundary tapers outward towards the east boundary. There is an existing high fence along this boundary with mature planting, so much of the canopy structure is screened by this.

The proposal is to infill the canopy on 3 sides, two of which would be glazed to enable the space to remain semi-open, relating more to the garden than the outbuilding. Access would be to the south into a lobby space between the gym and the quieter and meditative space that the enclosure is aimed to provide. The wall facing the north boundary would be solid and finished in a white render.

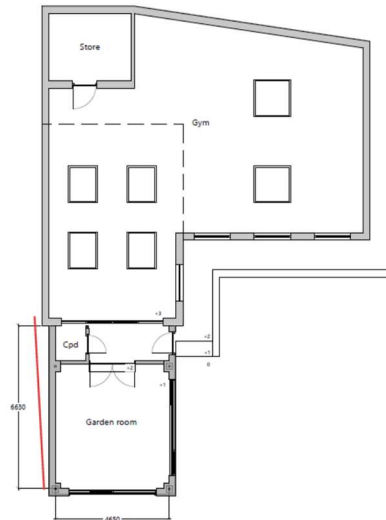
The parabolic roof would be retained in form, with intermediate curved timber trusses supporting a single ply roof with intermittent glazing, the design of which would be subject to further engineering once a planning decision has been reached.

The Proposals can be seen on scaled drawing no. E116(08)001 (1/100 @ A1) and are replicated for illustrative purposes on page 2 of the Design summary.

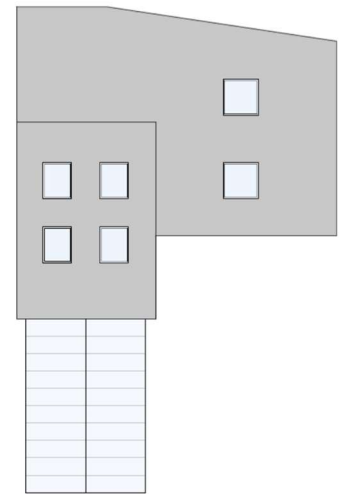
Existing & Proposed Plans



1 Existing



2 Proposed



3 Proposed Roof Plan



Existing Elevations (West & South)



Proposed Elevations (West & South)

Relevant Planning History

20211273: PERMISSION 13.12.2021

Erection of a single storey front extension to existing summer house.

20211246: TEMP PERMISSION 03.12.2021

Application for variation of condition 3 Ref. planning permission reference 20130959 to allow the gym outbuilding to be used for a personal trainers' business, Mon - Fri 8am - 8pm

20211033: REFUSED 05.10.2021

Extension and raising part of the roof of existing summer house.

20140597: PERMISSION 22.07.2014

Application for a non-material amendment to planning application reference 20130959 for the erection of detached outbuilding with canopy in rear garden to replace existing to provide gym, play room/games room and shed; to allow roof height and footprint increase, alteration to the pitch of the canopy incorporating installation of roof lights, installation of two roof lights to outbuilding and also to allow deeper windows which will be frosted.

20130959: PERMISSION 11.12.2013

Erection of detached outbuilding with canopy in rear garden to replace existing to provide gym, playroom/games room and shed.

Neighbouring Amenity

No. 248 is located to the north of the application site. The proposal involves only the infilling of the existing canopy. The situation regarding outlook, privacy, sunlight or daylight to this property will remain the same.

No. 258 is located to the south of the application site. The proposed infill to the canopy is located to the opposite side of the site to this neighbour. There will therefore be no significant impact in terms of amenity for this neighbour.

The gardens to the rear of the properties in Windsor Road are approx. 29m in length and therefore will suffer no detrimental impact to amenities.

Parking and Highways

The proposal will not result in the off-road parking being reduced or the number of people living or visiting the property being increased

Conclusion

The proposed infill of the canopy forward of the existing outbuilding will not have a detrimental impact to the character and appearance of the area, amenities, parking or highway safety.