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SUPPORTING DESIGN AND ACCESS STATEMENT

FOR A DOMESTIC GARAGE

AT

WOODHILL HOUSE

BRIMSTONE HILL

MEOPHAM

GRAVESEND

DA13 0DJ

FOR

MR & MRS TOMLINSON

Project: WOODHILL HOUSE, BRIMSTONE HILL, MEOPHAM, KENT, DA13 0DJ

Client: MR & MRS TOMLINSON

Document: Supporting Statement

Ref: JH/209

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1.0 INTRODUCTION

1.1 This statement has been prepared to accompany a planning application for a detached domestic garage.

1.2 The application includes the following drawings:

209-PD-01	Details of existing storage building.
209-PD-02	Details of new garage building
209-PD-03	Location Plan, Site plan and Block plan.

2.0 ANALYSIS OF THE SITE AND SURROUNDING AREA

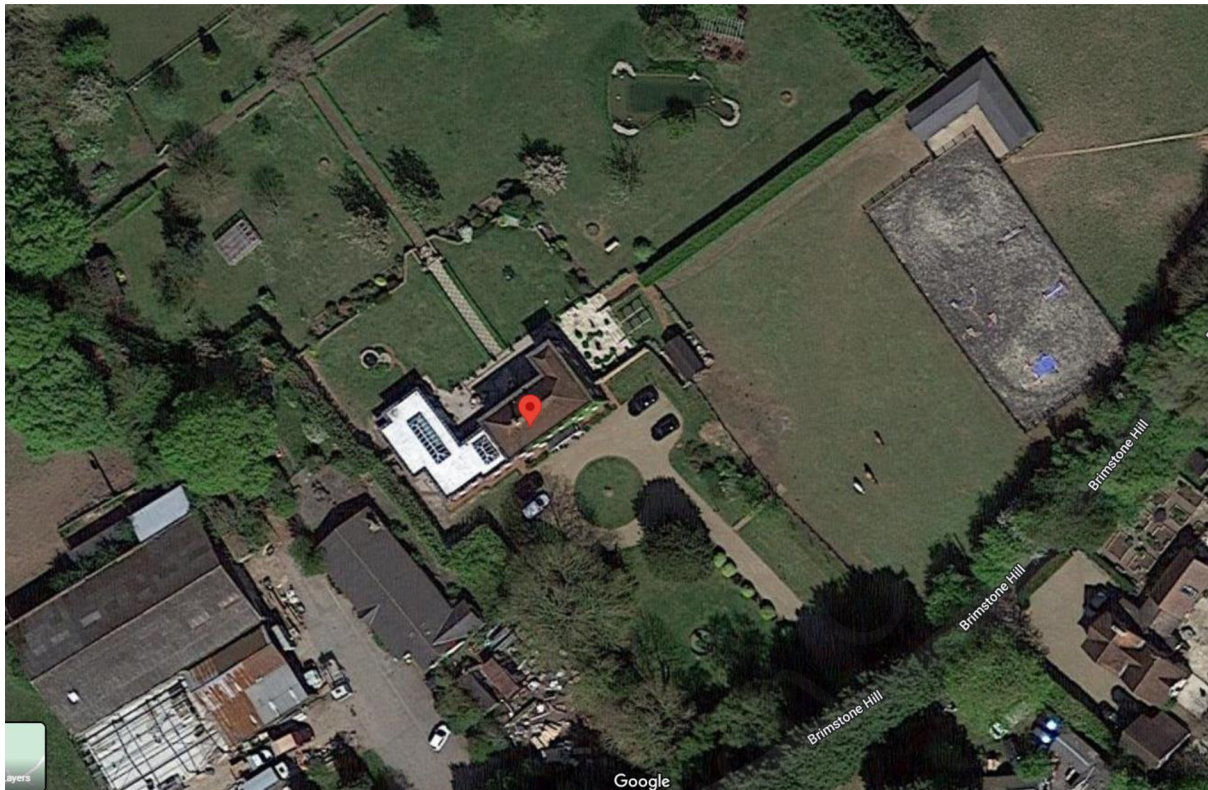
2.1 The application site for the new garage is located within the garden curtilage of Woodhill House, which is a large detached family dwelling. The domestic garden area is identified on the submitted drawings 01 and 03 by a red line definition. This forms a major part of the properties demise.

2.2 A further area of land to the East of the property is used for equestrian activities.

2.3 The main dwelling house has direct vehicular and pedestrian access onto Brinstone Road to the South.

2.4 It is noted that the site lies within the Green Belt and an Area of Natural Outstanding Beauty (AONB) There are no trees or landscape features in close proximity to this part of the site.

2.5 The following aerial view and photographs provide more details of the property and the surrounding area.



GENERAL VIEWS OF THE SITE, THE MAIN HOST BUILDING AND THE EXISTING STORAGE BUILDING.









Gravesham Borough

3.0 THE PROPOSALS AND PLANNING HISTORY.

- 3.1 The proposals consist of the demolition of the existing storage building and the construction of a new garage/car port building ancillary to the main residence.
- 3.2 It is noted that there was a recent planning application for a similar building to be used specifically for storage facilities for the equestrian activities under reference 20171147. However, this application was refused 13th April 2018, as it was concluded that there were already a number of other buildings that could provide for the required storage facilities for the equestrian facilities on site. Furthermore, there were concerns regarding the scale and massing of the new building and the potential harm to the openness of the Green Belt.
- 3.3 The current proposals relate to a more modest size building that will be used specifically as a domestic garage/car port structure for the main residence including some storage of domestic garden equipment. Currently there are no such facilities available for secure storage or enclosures for car parking.
- 3.4 The proposed building has been reduced by over 33% from the previous scheme and in terms of bulk and massing this represents a major reduction. The external appearance of the building is an important consideration. Our design strategy incorporates a range of traditional materials that reflects the general character of the host dwelling. This includes an Oak framed structure with Cedar wood cladding under a red plain tiled hipped roof form.
- 3.5 The building will be located in close proximity to the main dwelling house in a similar location to the existing storage building. This will avoid any undue spread of the built-form.
- 3.6 In summary, we are confident that this proposal will meet with the NPPF and Policy CS01 and CS02 of the Gravesham Local Plan.