

Introduction

This planning, design and access statement has been produced to support a planning application seeking an attached garage conversion to office with shower room at the three-bedroom semi-detached dwelling house at 18 Nash Croft.

Amount and Appearance

Design and materials are subordinate to the main dwelling and reflects the local character and the host dwelling. The new windows replacing the garage door would be UPVC in white with brickwork around to match the existing. At the rear, the patio door in the kitchen will be removed and a new window would be introduced, while in the dining area a new UPVC bi-folding door will appear.

Layout

The garage will be transformed to an office with shower room.

Access

No highways or public footpath is affected by the development.

Parking

No changes to the parking layout as the three-bedroom property has 2No off-street parking spaces to comply with PMD8 Parking Standards.

Planning Policies & Development Control Guidelines reference documents:

We feel the proposed garage conversion conforms to the below policies & guidance documents

- Gravesham Local Plan Core Strategy as adopted September 2014
- Gravesham Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted February 1996 - amended June 2020*
- Gravesham Householder Extensions/Alterations Design Guide October 2019
- The National Planning Policy Framework (NPPF – Feb 2019) The National Planning Policy Framework (NPPF – Feb 2019)

Further Notice

No known protected species have been listed on site



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