

Proposed extension to the existing garden outbuilding.

369 Singlewell Road, Gravesend, Kent, DA11 7RL.

Introduction

The proposal is to extend the existing outbuilding using matching external materials, facing brickwork and a plain tile to the roof.



Planning

The existing outbuilding was erected sometime between 2013 and 2015 according to Google Earth historic photographs and is used for garden related storage.

The proposal being to extend with a matching external materials and heights to the left of the current building to create sufficient room for the uses to include the storage of garden items, garden tools, lawnmower etc and also as a gym and for cycle storage.

A Lawful Development Certificate Proposed, application 20220493, has recently been refused as the existing building exceeds 2.5m within 2 metres of the boundary, hence the submission of the application.

The enlarged outbuilding will take up less a fraction of the garden having a footprint of 52 square metres within the rear garden area of about 450 sq metres.

There are other garden buildings in the neighbouring gardens and due to the length of the garden and siting towards to furthest end of the lawn together with existing 1.8 metre close boarded boundary fences to either side and a brick wall to the rear boundary, the building will not have any negative impact on neighbouring house.

We consider that the outbuilding is inline with requirements within the Gravesham Householder Extensions/ Alterations guide from 2021 and also with Policy CS19 of the Local Plan Core Strategy in relation to not affecting neighbours amenity.

Design

The extension to the existing building will match the current outbuilding in terms of it's design, depth and height as the drawings show.

The external materials are of a good standard which are attractive have a long life and won't deteriorate into an eye saw as many timber garden buildings with felt roofs can do unless very well maintained.

Access

The building is for use by the homeowner only for uses associated with the main house so access isn't really a relevant matter. There will be a low threshold to the doors from the garden.

END