

DESIGN & ACCESS STATEMENT

PROJECT:	ALTERATIONS TO EXISTING 2 OUTBUILDINGS TO FORM FAMILY ANNEXE FOR DEPENDENT
ADDRESS:	57 BEECHWOOD DRIVE CULVERSTONE MEOPHAM
DATE:	JULY 2022

CONTENTS

INTRODUCTION
PREVIOUS PLANNING HISTORY
EXISTING LAYOUT & PROPOSAL
POLICY
SUMMARY

- Introduction

The application relates to alterations to the existing 2 outbuildings to form family annexe for dependent. There is an existing double garage and storage shed at the rear of the property as shown in the plans.

- Previous Planning History

Erection of replacement weekend and holiday chalet

Ref. No: 19880389 | Status: Application Permitted

Application for the removal of condition (vii) of planning permission ref no. GR/97/214W to allow the loft area to be used for habitable rooms.

Ref. No: 19970433 | Status: Application Permitted

Erection of detached dwelling with detached double garage.

Ref. No: 19970214 | Status: Application Permitted

Application for the approval of brick sample as required by condition (ii) of planning permission ref no. GR/97/214W.

Ref. No: 19970366 | Status: Approval of details

Erection of a detached double garage at the rear with storage area in the roofspace.

Ref. No: 19980691 | Status: Application Permitted

Erection of replacement dwelling & erection of double garage at the rear.

Ref. No: 19940481 | Status: Application Permitted

Existing Layout

Current dwelling benefits from an access road from front and rear of the property as shown in the plans. The existing double garage is located at the rear with a big gate providing access to vehicles. This garage was built based on the planning approval Ref. No: 19980691. There is also a storage shed behind the garage facing the rear access road (which is again Beechwood drive), which currently used as a storage space. The garage benefits from

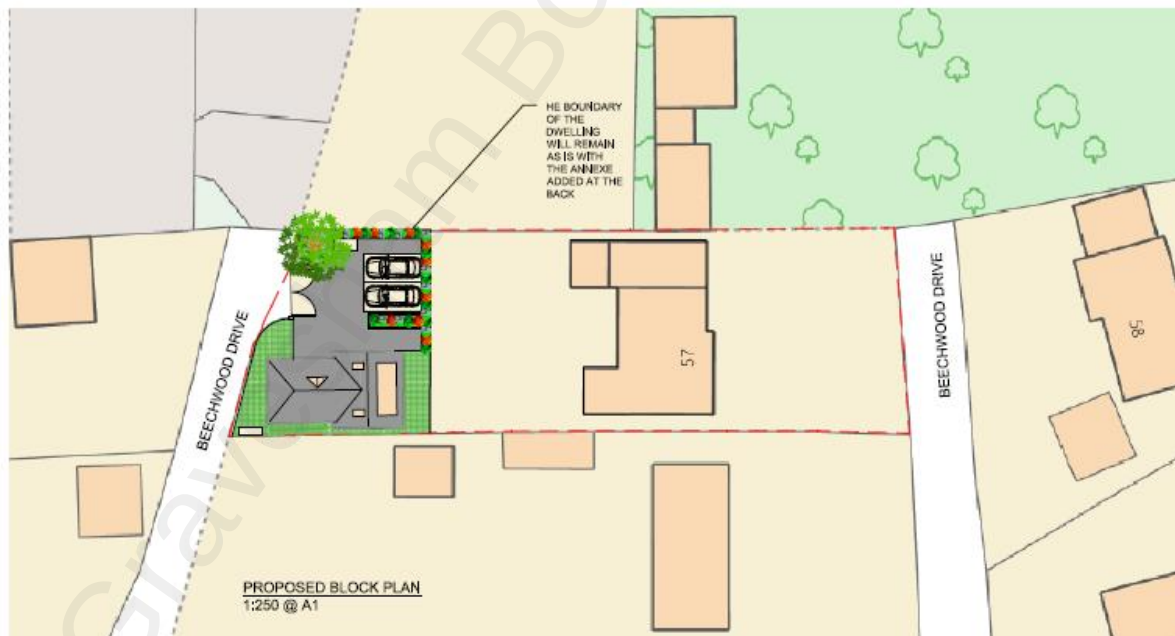
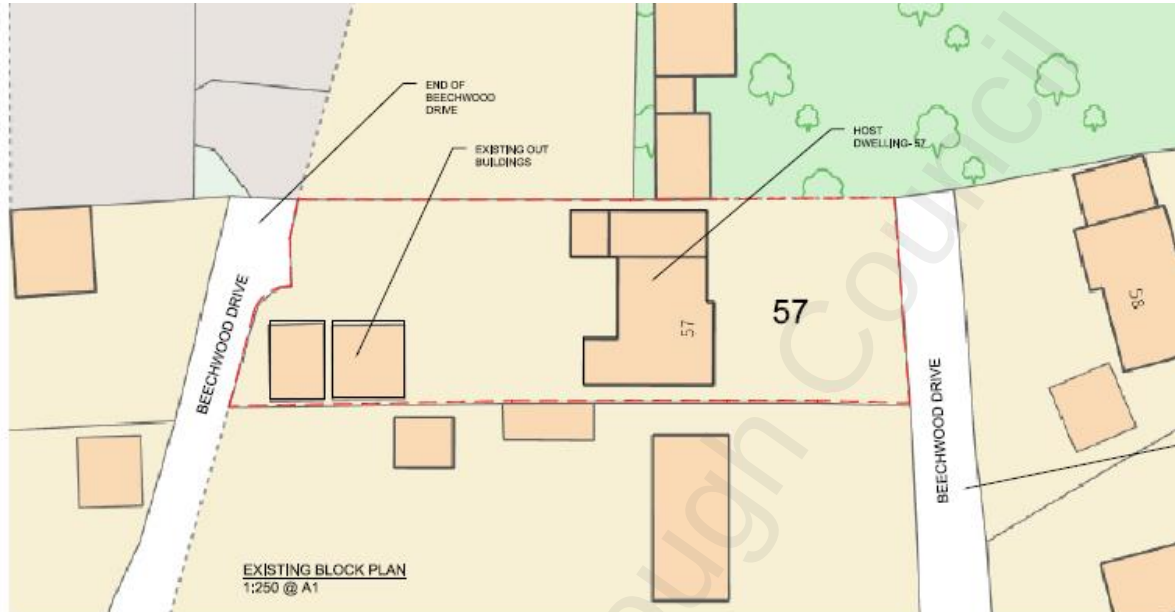
good space facing the 2 existing shutters/ big doors- good enough to park 4-5 cars. The garage has enough room for 2 cars and a loft space for storage. There are existing doors and windows facing the rear of main dwelling of 57 Beechwood Drive.

Proposal

We wish to combine the 2 existing outbuildings and alter to form a family annexe to be used by dependent. The garage will be upgraded to meet the building standards and an addition of dormer on the side as shown in the drawings. The windows in dormer will have obscure glazing for privacy. There will be a new double storey addition in place of existing storage shed- which will be less in width and height of the existing garage and adds as a supplementary addition along with a small dormer window. All the changes will give room for 3 bedrooms with generous dining/ Kitchen/ Living amenities. The front of the garage will be converted to have a garden, cycle/ car parking facilities along with bin areas as shown in the proposed plans.

The proposal will not have any impact on the greenbelt as we are not increasing the original footprint for the development and re-building over the existing foot print of the buildings. The frontal of main dwelling has spacious driveway to accommodate 3-4 cars. Having lost this existing rear garage will not impact the parking facilities for the main dwelling.





There was an application earlier with Ref. No: 19980691 which was granted to have a 2 bed detached dwelling in 1997. We are seeking to improve upon this with facilities added to current standards.

The Garage will retain its existing exposed brickwork and the infills of the openings would be to match the brick or reclaimed timber panels. The new side extension in place of existing storage shed would be in complete cladding of reclaimed timber and roof tiles to match the existing roof. The dormers would have lead cladding to give the distinctive look. All doors and windows would be of uPVC to match the main dwelling or dwellings in the area. By adding timber fence panels (to match existing) as the property divide line – we will not be losing any garden space for the main dwelling.

Relevant Policy

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS12 - Green Infrastructure
- CS18 - Climate Change Gravesham Borough Council Page 2 of 7
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 - Vehicle Parking Standards
- C13 - Extensions to Dwellings in the Countryside

National Planning Policy Framework (2021)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving sustainable development and well-designed places
- Section 13 - Protecting Green Belt Land
- Section 15 - Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020
- SPG 4 - KCC Parking Standards (2006)

- Gravesham Householder Extensions/Alterations Design Guidance (SPD) (2021)
- Gravesham Landscape Character Assessment (2009)

○ SUMMARY

We wish to obtain the approval for proposal. If there are any issues or modifications that you would need, please let us know and we are more than happy to take recommendations to tweak the design.

Kind regards

Sufair Ltd

July 2022

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