

Planning Statement

Construction of a summer house and attached garden shed to the base of the garden and within the rules of permitted development rights.

**Furzy Lea, Bowesden Lane, Shorne, Gravesend, Kent
DA12 3LA**



Prepared by
DKM Consultants LTD
June 2024 rev01

Planning Statement

Introduction

A simple planning statement is all that is required here for a PD lawful application, to construct a summerhouse in the rear garden of a house which has PD rights intact.

A Gym Has already been granted under PD previously at the top end of the garden, this building is a summer room / home office with an attached shed for garden tools since the existing shed has been removed.

The house is a large which is within the Green Belt area which still has permitted development rights, but in these areas it is advisable to apply for Lawful development buildings in order to secure them for the future and this prevents enforcement cases.

The existing land levels vary across the site and this summer house is planned to be sited on the lower area of the site, 2m from adjoining boundaries and to a maximum of 4m in height to the ridge.

The materials used for the build will include face brick to DPC, a timber frame with cement board cladding, black aluminium (crital style) windows which will match the house as these are being installed in the house and gym. There is a rear chimney which is in face brick that matches all the other works on site.

The dwelling / structure is not to be used as a habitable space, will not have over night people staying in it nor will it be of a commercial use. The use is a summer room/ garden room with part of it being used for the client to work from home. Attached to the 9x4.6m room is a 3.6x4m shed.

The front is south facing and a canopy is to be built to the front to provide some shading area to sit outside.

Further planting is on going with the areas around the outbuilding and include Larch being planted and several new fruit trees.

The documents submitted are as follows:-

- Proposed GA s 1:100
- Proposed elevations 1:100
- Location plan 1:1250
- Block Plan existing 1:200
- Block plan Proposed 1:200

Regards

David Meaney