

Planning Statement

Level changes in Ground levels and to enable Engineering works to provide terracing of the existing garden making it more usable and to be able to site a GYM previously approved under a lawful development certificate.

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



Prepared by
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Planning Statement

Introduction

A simple planning statement is all that is required here for a House Holders planning application, to construct retaining walls in the garden and adjust levels of the garden to provide level areas which facilitate the installation of an outbuilding (previously approved).

The House is set on a large plot which is within the Green Belt area which still has permitted development rights, but changes levels of the land more than 150mm requires a household planning application.

The existing land levels vary across the site with the most Northern corner being 8.5m higher than the most southern corner. This made using the land as a garden difficult since the whole site was sloped. The North end of the site sloped steeper than the rest and this was where a Gym had been previously granted by planning. In order to make this outbuilding less intrusive being perched on the hill it was sunk into the hill with a reduction of the existing land by 1500 to 1800mm .

With the reduction in ground level and trees being on the boundary along with the rest of Bowesden lane, retaining walls were constructed to shore the remaining land and then larch bushes were placed to further screen the building.

The concrete retaining walls were engineer designed and have been dressed with face brickwork to match the new gym outbuilding. These retaining walls extended pass the existing ground level by 200mm with a coping on the top

Further retaining walls were built further down the garden to enable the as dug materials to be held behind and enable the ground in front of the gym to be level and usable. This meant no material was removed from site.

Further to the retaining walls, steps have been constructed into the walls to provide access from the lower levels to the high level.

Cross sections and a GA along with a topographical survey have been done to demonstrate the changes in levels

The top level of these retaining walls matches the level of the adjoining neighbouring property (Silver Birches) and therefore there is no overlooking. The other property further south cannot be over looked because the existing house prevents this. The retaining walls behind the gym enable the gym to be dropped 1500 lower than the lawful development certificate had previous allowed further screening it from the neighbouring property known as Landfall.

The aim was to allow the outbuilding to be lower, the site to have an area of the garden which was level, to put in land drains and new sewage system whilst the machines were on site since the existing cesspit had failed and the land was always water logged when it rained since the soil in the area is clay.

The walls do not breach any privacy, nor are they built adjacent to any boundaries such that they raise the ground levels.

The only other change in level is to construct some timber sleep raised beds adjacent to the retaining wall which further soften the runs of the brick faced wall.

The works carried out have not affected the tree on the North West Boundary. A tree specialist was called in prior and during the construction so that the positional of the wall could be finally determined.

Further planting is on going with 50 Larch being planted and several new fruit trees.

The documents submitted are as follows:-

- Topographical survey / existing GA
- Proposed GA s 1:100
- Location plan 1:1250
- Block Plan existing 1:200
- Block plan Proposed 1:200
- Sections of the retaining walls / engineering designs 1:10

Regards

David Meaney