

DESIGN & ACCESS STATEMENT

**ERECTION OF SINGLE STOREY OUTBUILDING IN REAR
GARDEN FOR USE AS GRANNY ANNEXE**

AT

**52 PACKHAM ROAD
NORTHFLEET
KENT
DA11 7JH**

FOR MR M CLYMER

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1.0 INTRODUCTION

No 52 Packham Road is a semi-detached property on the west side of Packham Road in Gravesend. The owner wishes to erect a single storey outbuilding in the rear garden for use as a granny annexe.

Pre-application advice has been sought based on the principle of an annexe in the rear garden and initial feedback was received in November 2021 (under reference PRE20210368) followed by additional comments in February 2022 (under reference PRE20210451).

This feedback has been taken into account with the proposal for which we are now seeking consent.

2.0 SITE AND SURROUNDINGS

No. 52 is on the west side of Packham Road and arranged over three floors with living space and kitchen on the ground floor and four bedrooms on the upper floors. A garage is located in the rear garden accessed from the rear.

The property was extended in 2020 comprising of a single storey addition to the rear and loft conversion with dormer.

3.0 PROPOSAL

The proposal consists of replacing the existing garage with a single storey outbuilding to be used as a granny annexe, an extension of the main dwelling specifically for elderly relatives (grandparents) to live in with some independence.

The existing garage will be demolished with no adverse effect on parking provision as the front driveway can accommodate three vehicles (more details on parking are under section 5). It is proposed to erect a single storey ancillary building measuring 6m x 7.6m with an eaves height of 2.5m and roof height of 2.8m.

Internally, the annexe will consist of a combined living and dining space, kitchenette (no cooking or refrigeration), bedroom and a WC with shower. The annexe accommodation will therefore be reliant on the main dwelling for the basic amenities of food storage and preparation.

The annexe will have a dedicated external patio area (upper level of existing garden) bordered by planters to maximise greening. It will also be serviced from the main dwelling with electricity and water.

A window and double doors will be provided on the front (garden) elevation and the external walls finished in horizontal cladding with white uPVC windows and doors.

4.0 PLANNING ISSUES

4.1 Room Sizes

The annexe will have a total internal floor area of circa 45m² with room sizes as follows:

- Living/dining - 25m²
- Bedroom - 13m²
- WC/shower - 5m²

4.2 External Space

As mentioned above, the remaining area of the upper level of the existing garden will be remodelled into an external terrace with planters to provide greenery and in turn create an attractive external area for use by the annexe elderly occupants.

4.3 Parking

The front driveway can accommodate three vehicles as required for dwellings with four or more bedrooms. 2no. of these spaces will measure 2.5m x 5m and the third 2.7m x 5m.

4.4 Effect on the Character and Appearance of the Area

The proposal does not have any detrimental effect in the context of the immediate surrounding area.

5.0 PRECEDENT

There are many examples of annexes in rear gardens in the borough, which serve an essential purpose where there is a desire or need to host elderly relatives within or adjacent to the family home.

6.0 SUMMARY

The proposal seeks consent to erect an annexe in the rear garden for sole use by elderly relatives of the main dwelling, with external terrace dressed with plants for their enjoyment. There will be reliance on the host property for cooking, food storage and laundry.