

PLANNING STATEMENT

Mr. Marc & Mrs. Vicki Sandall,
Gable End,
Watling Street,
Rochester,
Kent, ME2 3UQ.



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Introduction

This Planning Statement has been prepared by Hemhurst Technical Services Limited to support the submitted planning application at Gable End, Watling Street, Rochester, Kent, ME2 3UQ.

It sets out the factors behind the submitted design proposal, putting them into urban design and planning contexts to show what affects the site and how it has influenced the design proposals.

Property Description

Gable End is a large semi-detached property to the North side of Watling Street, Rochester, set back from the main road behind a raised boundary wall. The rear of the property backs onto fields.

The adjacent properties to Gable End all vary in some shape and description, including an unusually large construction two doors away which, some would say, is totally out of character with the rest of the street.

Proposal / Description

The existing property has been previously extended (please refer to current planning history) and to complement the main rear extension a 'Pergola' is being constructed to the rear of the property.

The 'Pergola' is an open sided structure on two elevations (side and front with the remaining side (facing onto the boundary with Knightswood) being in-filled. It is accessed via the rear patio doors from the rear extension. Please refer to the following photographs.





Constructed of timber, there is no intention to infill all sides to form an additional room, it is constructed as a garden structure.

A timber framed cladded wall is being formed against the boundary to provide privacy for all parties as well as reducing sound with the adjoining neighbours.

The cladding will be coloured grey to match/contrast with the existing property.

The Pergola is to provide an outdoor playing area for their young children to enable them to play outside whatever the weather.

With this being an external non-permanent structure, we believe it should fall within the planning guidelines.

Planning History

20190358	Two Storey Side Extension	16-07-19
20190809	Erection of Detached Garage	25-10-19
20210584	Retrospective Planning for Two Storey Side Extension	11-05-21
APP/K2230/D/21/3282976	Planning Appeal	15-09-21