

Planning statement for the conversion of a gym games room to an annex building in the rear garden at 17 Milroy Avenue, Gravesend, DA11 7AZ

1. Introduction

This planning application is for the conversion of a detached gym games room to annex within the garden of the host dwelling. This planning statement is to be read in conjunction with the planning drawings (as listed in the application).

2. The Site

The site is located on the south east side of Milroy Avenue, which is 200 metres off the junction to Newmans Road.

The site is in a residential area predominately made up of post first world war single and double storey dwellings with private gardens. Many of the dwellings have had various types of loft, ground & first floor extensions, outbuildings and conservatories added to them.

There is an existing built gym games room at the rear of the garden which was granted planning permission ref 20160549.

3. The Proposal

The applicant's parents, who live over 100 miles away have become progressively ill in health and require care. The sole responsibility lies with the applicant, who currently visits his parents for there increasing needs. It is a long car journey & round trip. They have no immediate family close by to assist in cases of emergency.

It is proposed to convert the gym games room to a two bedroomed annex within the rear garden, providing living accommodation for them to dwell in, as their son his who lives within the main dwelling, can assist them with their needs and be their main carer.

The existing plan of the gym games room building can be been adapted to suit the needs and requirements of the applicant's parents by installing plasterboard stud walls providing a bedroom, dining and lounge spaces and the installation of a kitchen. There is already a shower room in place.

The existing external walls are constructed of insulated brickwork cavity walls, insulated concrete tiled roof and upvc double glazed windows with french doors facing the garden.

There is existing soil drainage taken to an existing manhole and rainwater is taken to an existing soakaway all within the garden

There are five off road car parking spaces within the frontage and rear of the curtilage of the site.

The building has been constructed to meet all current Building Regulations criteria.

Photograph



Existing rear out building