



Civic Centre, St Mary's Road, Swanley, Kent, BR8 7BU

Phone: 01322479561

info@haskinsdesigns.co.uk Website: haskingsdesigns.co.uk

SUPPORTING DESIGN AND ACCESS STATEMENT

FOR A DOMESTIC GARAGE

AT

WOODHILL HOUSE

BRIMSTONE HILL

MEOPHAM

GRAVESEND

DA13 0DJ

(REVISED APPLICATION)

FOR

MR & MRS TOMLINSON

Project: WOODHILL HOUSE, BRIMSTONE HILL, MEOPHAM, KENT, DA13 0DJ

Client: MR & MRS TOMLINSON

Document: Supporting Statement

Ref: JH/209

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1.0 INTRODUCTION

1.1 This statement has been prepared to accompany a planning application for a detached domestic garage.

1.2 The application includes the following drawings:

209-PD-01	Details of existing storage building.
209-PD-02- Rev A	Details of new garage building
209-PD-03- Rev B	Location Plan, Site plan and Block plan.

2.0 ANALYSIS OF THE SITE AND SURROUNDING AREA

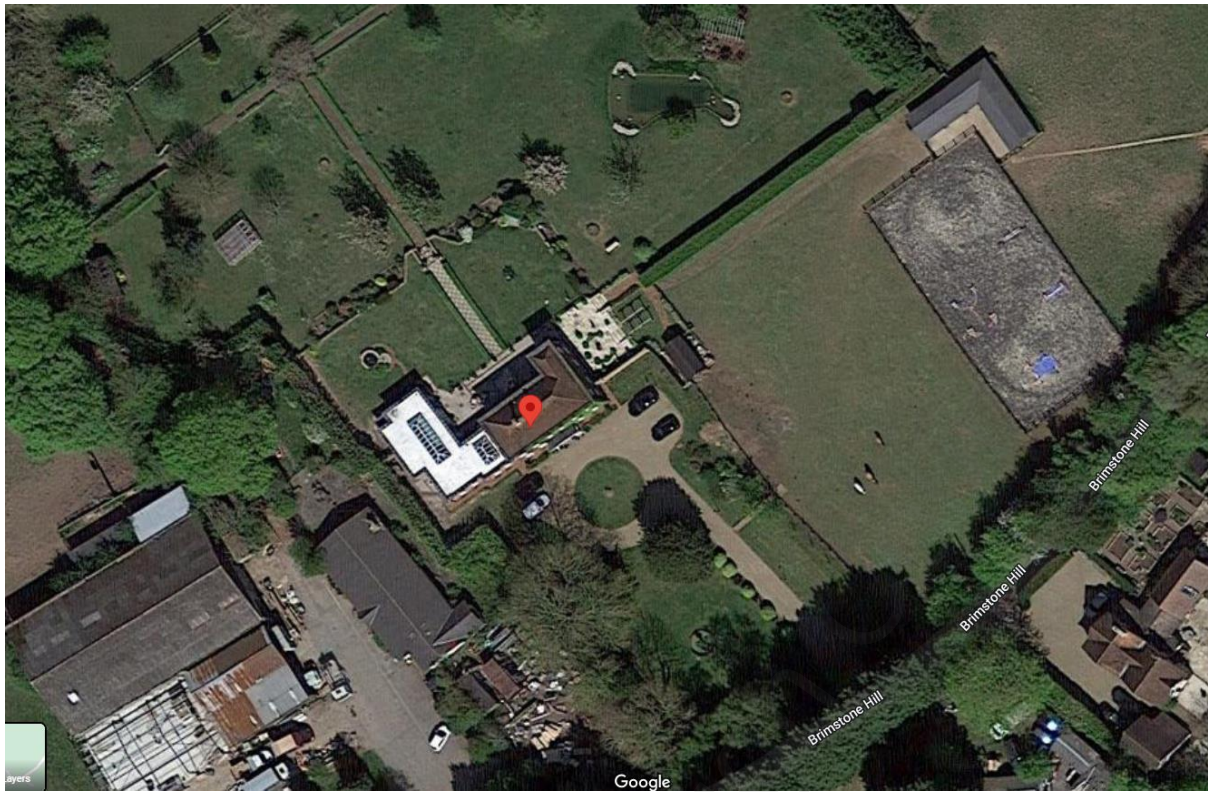
2.1 The application site for the new garage is located within the garden curtilage of Woodhill House, which is a large detached family dwelling. The domestic garden area is identified on the submitted drawings 01 and 03 by a red line definition. This forms a major part of the properties demise.

2.2 A further area of land to the East of the property is used for equestrian activities.

2.3 The main dwelling house has direct vehicular and pedestrian access onto Brinstone Road to the South.

2.4 It is noted that the site lies within the Green Belt and an Area of Natural Outstanding Beauty (AONB) There are no trees or landscape features in close proximity to this part of the site.

2.5 The following aerial view and photographs provide more details of the property and the surrounding area.



GENERAL VIEWS OF THE SITE, THE MAIN HOST BUILDING AND THE EXISTING STORAGE BUILDING.









Gravesham Borough

3.0 THE PROPOSALS AND PLANNING HISTORY.

3.1 The proposals consist of the demolition of the existing storage building and the construction of a new 2 bay garage/car port building ancillary to the main residence.

3.2 It is noted that there have been two recent planning applications for this site. There are as follows:

- i) A detached building to be used for storage facilities for the equestrian activities under reference 20171147. The application was refused 13th April 2018 as It was concluded that there were already a number of buildings that could provide for the required storage facilities for the equestrian use on the site. Furthermore, there were concerns regarding the scale and massing of the new building and the potential harm to the Green Belt.
- ii) Demolition of the existing storage building and the construction of a new garage/car port ancillary to the main residence under reference 0220514. The application as refused on 8th July 2022 as it was considered that the proposed building extended beyond the garden curtilage of the main house and that the building was excessive and would detract from the openness of the Green Belt.

3.3 In order to respond to the issues raised on the last application, the current scheme proposes a much-reduced structure that will now accommodate just two car spaces within the building. This will reduce the proposed footprint by 33%. As a result of this, the roof pitch has been revised to a lower pitch and this will reduce the overall height of the building by 333mm and the general bulk and massing will also reduce significantly.

3.4 The building has also been relocated on the site so that the rearward projection is inline with the existing storage building and is therefore fully contained within the agreed defined domestic garden space.

Furthermore the building is set back from its previous position which is beyond the front wall of the existing storage building. This effectively reduces any potential impact upon the existing main residence and allows for some new hedgerow planting to further soften the building within the street view.

3.5 Collectively, we are confident that this much reduced structure will not unduly impact or detract from the openness of the Green Belt and will meet the requirements of the NPPF and Policies CS02, CS12 and CS19 of the Gravesham Local Plan.

- 3.6 It was noted that the previous design which included an oak framed structure with cedar wood cladding under a red tiled hipped roof form was deemed to be acceptable. The current scheme has maintained this design approach.
- 3.7 Please refer to the revised site plan below.

