

Mr L Brown BSc MSc, MCIHT CMILT
Highway & Transportation Engineer
L Brown Associates Ltd
34 Fallowfield
Chatham
Kent
ME5 0DX
10.02.25
Our ref 1447
Yr Ref 20250079

Ms W Lane MRTPI For the attention of Cameron (validation officer).
Assistant Director (Planning)
Planning Service
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Madam,

Proposed Vehicle X-Over Fronting onto a Classified Road. Plus a Householder Application for a Loft Extension and Rear Annex. 5 Forge Lane, Higham. ME3 7AS.

Further to a request for amended drawings, in the letter dated the 3rd February, we have pleasure in providing this information. We also accept the planning description you have provided in your letter.

Clarification has also been requested in respect of the rear annex. The annex is only 39sqm in size, too small for a house (using national standards 2016), plus provides office accommodation, a home gym plus kitchen facilities.

1. The gym use by the family is incidental to the use of the building.
2. The toilet is for use by the family. The growing of plants between the seasons will require the use of the bath or a shower in the bathroom.
3. The kitchen provides ready access to food, liquid refreshments be it warm weather or cold weather and rain externally. It is incidental to the main use of the house.
4. The home office is required to accommodate part time working from home as the family has 3 children and the conversion of one bedroom would not provide the required accommodation and when making video conferences would not provide adequate acoustic properties to avoid confidential conversations to be overheard etc.

Working from Home

Working from home by both local government officers in planning authorities and also government departments and those in the private sector was promulgated from March 23rd 2020 when lockdown came into force. This continues to be the case even

though Coronavirus is now treated like the flue. It has become a way of life for some. Hence many officers and employees have to use their bedrooms, lounges etc to undertake their work. This leads to an inefficient way of working especially if staff have families at home.

[REDACTED] works as a consultant. He works from home [REDACTED]

His [REDACTED] per week from home. This follows site visits during the daytime followed up by report writing. [REDACTED] and uses kitchen facilities to prepare and store the food. Additional kitchen facilities in the annex will also be an improvement to current facilities in the home.

[REDACTED]
and evening. The annex is incidental to the main use and the GPDO Article 3. Schedule 2 Part 1 Class E grants planning permission for purposes incidental to the enjoyment of the dwelling. The principle of the use of small annexes is in the legislation.

Gym Use

My clients are both keen athletes, one with an amateur boxing background and training, the other a tri-athlete. They involve weight training, cycling and running. All the above can be undertaken in the annex. The Government NHS and GP's encourage an active life :-

<https://www.nhs.uk/live-well/exercise/exercise-health-benefits/>

Rooflight to the downstairs bathroom

We understand that this is permitted development to provide additional lighting to a bathroom on the ground floor. However, we provided this on our drawings for completeness.

Hence we seek permission for the extension, loft but also the annex. Should you require additional informatin please let us know and we will provide the information.

[REDACTED]
Mr L Brown
CC Client

APPENDIX 1

Drawing TAB/06/103D

KEY

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Amendments

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DRAWING SCALE REFERENCE (m)
@1:100

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND SPECIALISTS DRAWINGS AND THE SPECIFICATION.

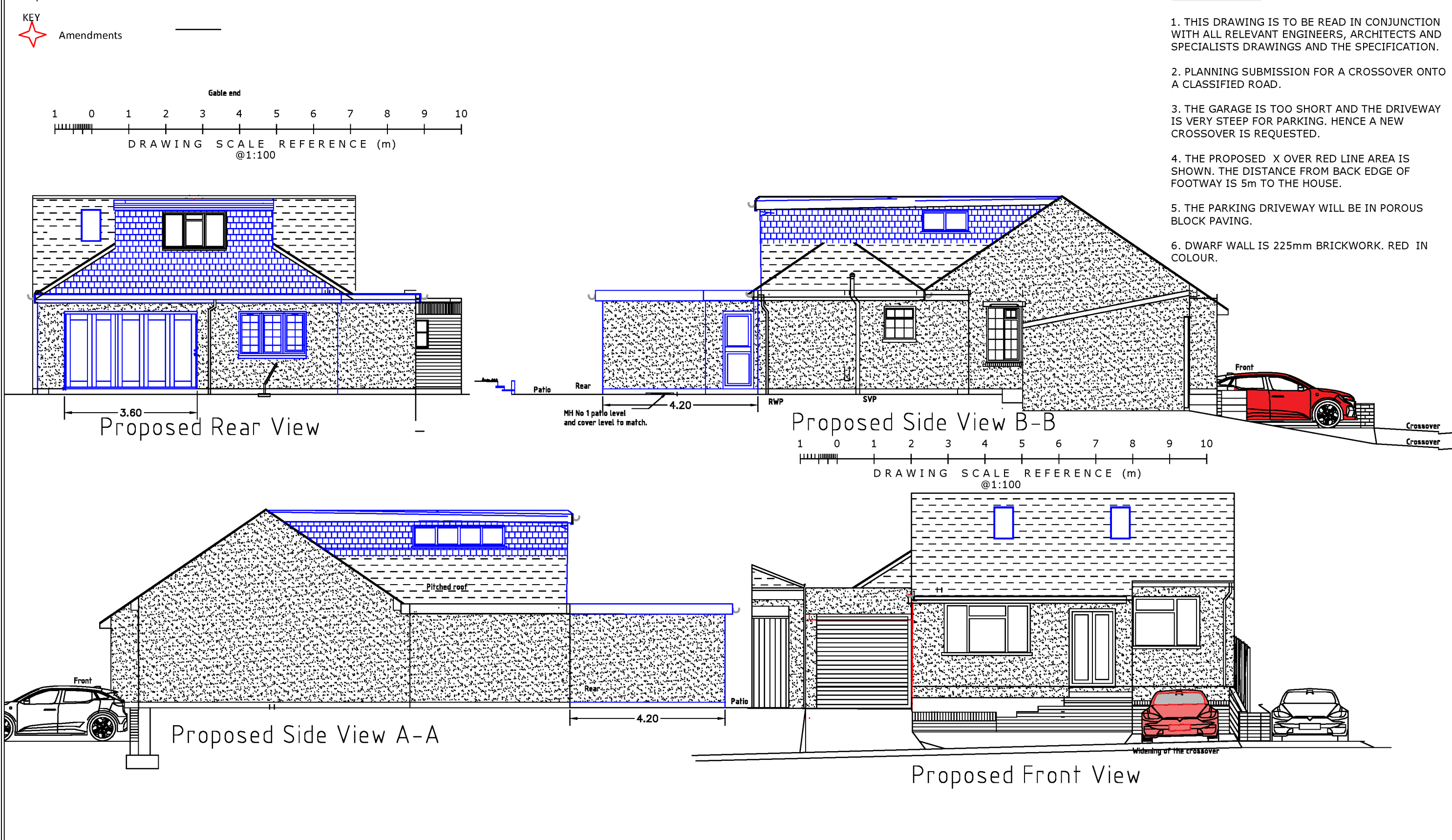
2. PLANNING SUBMISSION FOR A CROSSOVER ONTO A CLASSIFIED ROAD.

3. THE GARAGE IS TOO SHORT AND THE DRIVEWAY IS VERY STEEP FOR PARKING. HENCE A NEW CROSSOVER IS REQUESTED.

4. THE PROPOSED X OVER RED LINE AREA IS SHOWN. THE DISTANCE FROM BACK EDGE OF FOOTWAY IS 5m TO THE HOUSE.

5. THE PARKING DRIVEWAY WILL BE IN POROUS BLOCK PAVING.

6. DWARF WALL IS 225mm BRICKWORK. RED IN COLOUR.



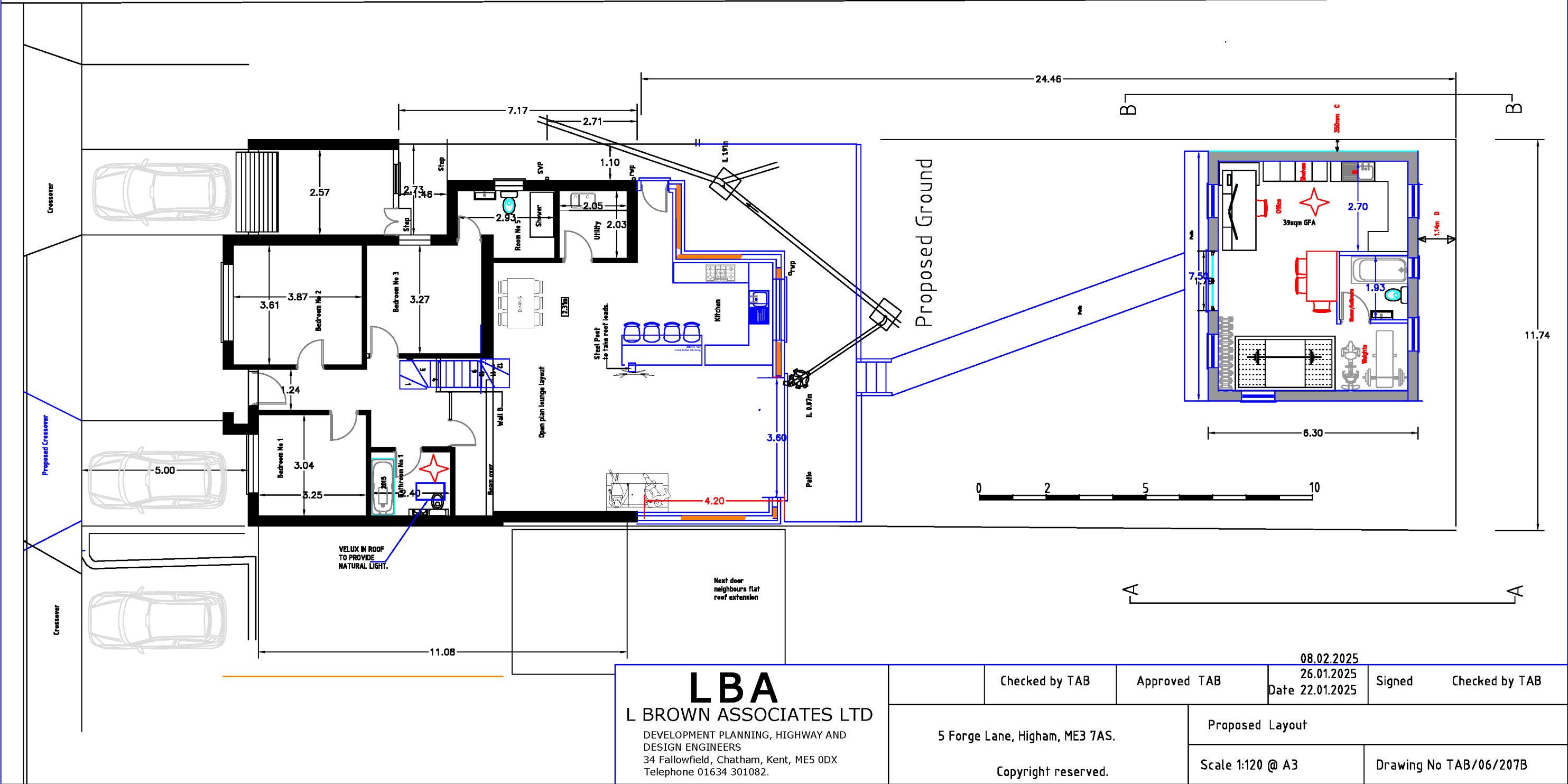
APPENDIX 2

Drawing TAB/06/205C

APPENDIX 3

Drawing TAB/06/207B

		Date	Signature	Checked
<u>The Health and Safety Executive</u> 3. They are to be notified before works commence on site if the works:— a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point on the project OR b) Exceeds 500 person days. <u>Fire Regulations</u> 4. The amount of glazing with 1m of a boundary is limited. Fire proof glass can be used.				
<u>CDM REGULATIONS 2015 AND AMENDMENTS.</u> 1. The client must abide by the Construction Design and Management Regulations 2015. This includes appointing a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principle designer (to plan, manage and coordinate the planning and design work) and a principle contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project). <u>Domestic clients</u> 2. The domestic client is to appoint a principle designer and a principle contractor when there is more than one contractor, if not your duties will automatically be transferred to the contractor or principle contractor.				
RevNo	Revision note			
This drawing is protected by copyright and must not be copied or reproduced without the written consent of L Brown Associates Ltd. All dimensions and sizes to be checked on site. North points are Indicative. KEY  Amendments <u>Velux in Roof</u> a) Provides natural light to bathroom on ground floor. <u>Annex Floor Area</u> b) Provides 39sqm.				



LBA L BROWN ASSOCIATES LTD DEVELOPMENT PLANNING, HIGHWAY AND DESIGN ENGINEERS 34 Fallowfield, Chatham, Kent, ME5 0DX Telephone 01634 301082.		Checked by TAB	Approved TAB	08.02.2025 26.01.2025 Date 22.01.2025	Signed	Checked by TAB
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