

# ***Penfold Project Services***

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## **PLANNING STATEMENT**

### **ERECTION OF AN OUTBUILDING TO BE USED AS A GYM at: -**

#### **142 DARNLEY ROAD, GRAVESEND, KENT, DA11 0SN**

##### EXISTING PROPERTY

142 Darnley Road is a semi-detached property towards the southern end of Darnley Road and is within the Darnley Road Conservation Area.

##### PROPOSALS

The Application is for the erection of a detached outbuilding for use as a combined gym and family room for personal use.

The building will be located at the rear of the property within the rear garden.

The outbuilding will be 7.464m wide x 5.0m deep and will be 1.0m from each of the northern, western and southern site boundaries.

An outbuilding of this size and location would be allowable under The Town and Country Planning (General Permitted Development) (England) Order 2015, Class E – buildings etc incidental to the enjoyment of a dwellinghouse providing that the height would not exceed 2.5m.

However, a building with a maximum height of 2.5m and with flat roof would have a restricted internal floor to ceiling height and would therefore be unsuitable for use as a gym.

The proposals therefore incorporate a dual pitched roof with a ridge height of 4.025 with a vaulted internal ceiling providing sufficient height for a gym.

The proposals will therefore require a Full Plans Householder Application to be submitted.

Whilst the alterations to the roof will provide the necessary additional internal headroom, the overall effect of the higher roof will have no impact on the amenities of the Applicant or adjoining properties.

##### SUMMARY

The proposals will have no adverse impact and the Application should therefore be approved.