

Planning Statement



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Project Details

28 Huntingfield Road, Kent DA13 0EZ - Annexe

For multi generational family living, with shared facilities

Planning Statement for Residential Annexe

28 Huntingfield Road, Wainscott, Kent DA13 0EZ

Proposed Development

This application seeks planning permission for the construction of a single-storey residential annexe attached to the side elevation of the existing dwelling at 28 Huntingfield Road, DA13 0EZ. The proposed annexe is designed to be ancillary and incidental to the main house, providing additional accommodation that remains functionally dependent on and integrated with the primary residence.

Incidental and Ancillary Use

The annexe is specifically designed as an incidental structure that supports and enhances the use of the main dwelling at 28 Huntingfield Road. The proposed use is ancillary to the main house in the following key respects:

Physical Integration: The annexe will be directly attached to the side elevation of the existing house, creating a seamless physical connection that emphasizes the unified nature of the residential accommodation. This attachment ensures the annexe cannot be viewed or used as a separate dwelling unit.

Functional Dependency: The annexe will not operate as a self-contained dwelling but will rely on the main house for essential services and shared facilities. The design creates a natural flow between the spaces, with the annexe serving as an extension of the family's living accommodation rather than independent quarters.

Single Planning Unit: The annexe will form an integral part of the same planning unit as the main house, sharing the same residential curtilage, access arrangements, and property boundaries. No separate utility connections, postal address, or access arrangements are proposed that would suggest independent occupation.

Connection to Main House

The physical and functional connections between the annexe and main house at 28 Huntingfield Road demonstrate their interdependent relationship:

Direct Physical Connection: The annexe will be attached directly to the side wall of the existing dwelling, creating a permanent physical link that reinforces the single residential unit concept.

Shared Utility Provision: A key feature of the proposal is the shared utility area that will serve both the main house and the annexe. This shared space will house essential services including:

- Washing machine and tumble dryer facilities
- Storage for household equipment and supplies
- Boiler and heating system components
- Electrical distribution equipment

This shared utility arrangement clearly demonstrates the integrated nature of the accommodation and prevents any suggestion of independent living facilities.

Common Access and Circulation: Both the main house and annexe will share the existing vehicular access and parking arrangements at 28 Huntingfield Road.

Integrated Services: The annexe will connect directly to the existing utility services serving the main house, including mains water, electricity, gas, and drainage systems. This shared infrastructure emphasizes the dependent relationship between the spaces and avoids any duplication of services that might suggest separate occupation.

Design Integration

The annexe has been thoughtfully designed to integrate with the existing dwelling at 28 Huntingfield Road:

Architectural Harmony: The attached design ensures the annexe reads as a natural extension of the existing house rather than a separate building. Materials, roof pitch, and fenestration will complement the main dwelling while maintaining its primacy.

Shared Amenity Space: The annexe will share the existing garden areas and external amenities of 28 Huntingfield Road, maintaining the unified residential curtilage and preventing any artificial subdivision of the property.

Proportionate Scale: The annexe has been designed at a scale that is clearly subordinate to the main house, ensuring it enhances rather than dominates the existing dwelling.

Intended Use

The annexe is proposed to provide flexible accommodation incidental to the main house at 28 Huntingfield Road, suitable for:

- Dependent relative accommodation requiring close family support

Conclusion

The proposed annexe represents a well-designed extension to the existing dwelling at 28 Huntingfield Road that will enhance the functionality of the property while remaining clearly incidental and ancillary to the main house. The direct attachment, shared utility provision, and integrated design approach ensure that the development maintains the essential character of a single residential unit.

The shared utility area particularly demonstrates the interdependent relationship between the main house and annexe, providing practical evidence of the unified nature of the accommodation. This proposal will provide valuable additional living space that can adapt to changing family circumstances while fully respecting the residential character of Huntingfield Road and surrounding area.