

Penfold Project Services

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INFILL OF EXISTING SWIMMING POOL, DEMOLITION OF SMALL OUTBUILDING AND ERECTION OF SINGLE STOREY OUTBUILDING TO FORM GYM at: -

55 DARNLEY ROAD, GRAVESEND, KENT, DA11 0SF

EXISTING PROPERTY

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

PREVIOUS PLANNING APPLICATIONS

There is numerous planning applications for this property recorded on the Council's website between 1977 and 2000 but the only application relevant to this application is: -

Erection of an open pergola to sides of pool and covered pergola to rear of the pool with changing rooms, pump house and seating area.

Ref. No: 20000522 | Status: Application Permitted

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 9.74m wide x 6.0m deep and will be 1.0m from each of the northern, eastern 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 4.5m 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.

To enable the erection of the new outbuilding the existing swimming pool will need to be infilled and the pergola and changing room as approved in 2000 will need to be demolished/removed.

DESIGN

The proposed extension will be constructed using materials sympathetic to the existing dwelling with a tiled roof and facing brickwork walls

Due to its position at the rear of the property, the outbuilding will have no visibility from the public realm and will therefore have minimal impact on the character of the Conservation Area.

The proposed extension remains subordinate to the main dwelling, ensuring that the original building retains visual prominence.

The proposed development has therefore been designed to minimise its impact on the heritage significance of the conservation area

CONSIDERATION OF OTHER LEGISLATIVE REQUIREMENTS

The proposal has also considered requirements arising from other legislative frameworks, including both Building Regulations, which require compliance with modern standards relating to structural safety, ventilation and energy efficiency, and the functional requirements for modern residential accommodation.

These requirements have been balanced carefully with the need to respect the heritage significance of the conservation area.

SUMMARY

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