

Penfold Project Services

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PLANNING STATEMENT

**55 HAYNES ROAD, NORTHFLEET,
GRAVESEND, KENT, DA11 7HZ**

ERECTION OF REAR DOUBLE GARAGE WITH BASEMENT

EXISTING PROPERTY

55 Haynes Road is situated within the Shears Green area of Northfleet.

It is located in a terrace of houses on the southern side of Haynes Road and has no off-street parking provision

BACKGROUND

Planning permission was refused in January 2019 for a detached double garage (reference 2018573).

A further application with amended proposals (reference 20230771) was granted consent on 10 October 2023.

Work on the construction of the approved garage was commenced earlier this year with the excavation for the foundations to the wall to the eastern side adjacent with 53 Haynes Road.

At this stage STG Building Control made an inspection and advised that, due to the presence of the tree, believed to be oak, in the rear garden of 53 Haynes Road, the excavations for the foundations to the new garage will need to be in excess of 3.0m.

The Applicant then realised that, as virtually the complete area of the proposed garage would have to be excavated to accommodate this requirement, there would be sufficient space created to accommodate a basement area below the garage, rather than have to backfill the excavated area.

PROPOSALS

The construction of the garage will be identical to that as approved under application reference 20230771 other than the introduction of an additional door to replace a window in the front elevation and an internal staircase for access from the ground floor to the basement.

The basement will be constructed completely below ground floor level.

This additional area will be used as a gym and storage area for use by the occupants of the main dwelling.

Should the application for these proposals be granted we would be willing to accept the inclusion of all of the conditions appended to the previously approved application (reference 20230771).