



Alterations to existing garage to provide garage and annex accommodation incorporating increase in roof height, two dormer windows in the front roof slope and Juliette balcony on the north-west elevation to provide for ancillary accommodation, including a garden room with tea point at ground level and gym and games room accommodation above'

At

**Shorne Mead,
Pear Tree Lane, Shorne
Gravesend Kent DA12 3JT**



Planning Statement

2022

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Introduction & Use

This Planning Application is for the renewal of a previously approved application Ref: 20181314 for Alterations to an existing garage to provide garage and new annex accommodation to include additional family living and games / activities space.

The Site:

The site is located in a residential area along Pear Tree Lane comprising substantial residential accommodation with large single plots. The proposed development is for alterations to the existing detached garage. Access to the garage is via the single drive way running across the frontage of the main residence leading to the turning and parking area between the two buildings.

Planning History

1. *REVISED PLAN* Alterations to existing garage to provide garage and annex accommodation incorporating increase in roof height, two dormer windows in the front roof slope and Juliette balcony on the north-west elevation to provide for ancillary accommodation, including a garden room with tea point at ground level and gym and games room accommodation above.

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Ref. No: 20181314 | Received: Fri 28 Dec 2018 | Validated: Thu 03 Jan 2019 | Status: Application Permitted

2. Demolition of existing garage and erection of a detached of a detached two storey annex and garage incorporating a dormer window in the front roof slope and juliette balconies on the north-west and south-east elevations

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Ref. No: 20170496 | Received: Mon 08 May 2017 | Validated: Tue 23 May 2017 | Status: Application Refused

3. Construction of a new roof over existing garage incorporating an increase in the height of the building, two dormer windows in the front roof slope and a juliet balcony on the north-west side elevation to provide for gym, games room and w.c./changing facilities in the proposed roof space.

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Ref. No: 20140811 | Received: Wed 20 Aug 2014 | Validated: Thu 21 Aug 2014 | Status: Application Permitted

In 2017 an application for '*demolition of existing garage and erection of a detached two storey annex...*' (see item 2 above) was refused under policy CS02, due to the assessed impact on the 'openness' of the Green Belt.

In 2019, following consultation with the client, an application was **approved** for '*alterations to existing garage to provide garage and annex accommodation...*' (see item 1 above). This scheme reverted to the previously proposed use of the approved scheme from 2014 (see item 3 above), confirming the accommodation as subservient to the main house.

This application is for the renewal of the approved 2019 application which has recently lapsed. The submitted information including existing and proposed drawings are identical to those previously submitted in 2019 and we confirm that this is for alterations to the existing building.

Layout, Scale & Appearance

The bulk and scale of the development has been kept to the approved scheme of 2014. The appearance of the scheme has also used materials as approved.

The garage shall be used only for private motor cars for the occupants of Shorne Mede, and as a garden room and games / Gym accommodation ancillary to the main dwelling and for no other purposes. No trade or business shall occur. No development shall be carried out to preclude the use of the reserved vehicle parking area including access to the parking area.

Access

Access to the site will remain as existing

Parking

There are sufficient parking spaces for 3-4 cars on the site (2 in the garage and 1-2 on the drive), which will be retained. The parking provision is not being altered as a result of this application

Conclusion

The alterations noted in this application will match as closely as possible with the materials palette of the main host building. The proposal has been designed to ensure that the altered garage / annex is subservient to the main building. Care has been taken to ensure no loss of amenity to neighbouring properties.