



Design & Access Statement

In support of the proposed development at:

Wyebank
Bowesden Lane
Gravesend
Kent
DA12 3LA

PL / 783 / 05

Andrew Wells Architectural Planning and Design

Hollywood House, 76 Hollywood Lane
Wainscott, Rochester
Kent ME3 8AR

Tel: 01634 786728 Mob: 07535 621806 E-mail: andy@wellsdesign.co.uk

October 2024

Introduction

This document has been prepared to accompany a Householder application, submitted on behalf of our clients, Mr & Mrs Goodwin, for alterations to an existing outbuilding and change of use to a residential annex, at Wyebank, Bowesden Lane, Gravesend, Kent DA12 3LA. It should be read in conjunction with the submitted drawing PL/783/01.

Site Assessment

The application site lies within a residential area to the south of Peartree Lane, within the village of Shorne, Gravesend. It is within an area designated as Metropolitan Greenbelt and an Area of Outstanding National Beauty. Wyebank is a detached residential property, with associated outbuildings, within an extensive wrap around garden. The site is approximately 0.62 hectares in size and is accessed from the south west side of Bowesden Lane. It can best be described as triangular in shape.

The nearest neighbouring dwellings are Meliora, to the north west and Brewers Wood House to the south west of the application site.



Indicative outline of application site (image taken from Google Maps)

Towards the north east, front boundary of the application site is a timber framed car port / boiler room / log store outbuilding. It is this building which is the subject of the submitted Householder application.

The outbuilding is a single storey, timber framed building, clad with black, horizontal timber planks, with a barn-hip and cat-slide, red clay tiled roof. It is divided into three sections - an open-fronted double car port; a fully enclosed boiler room and an open sided, covered log store located on the east elevation. The boiler room has one black timber framed window and a black timber external door to the front elevation. There are no further openings on any of the side or rear elevations.

A number of photographs of the outbuilding can be found within Appendix A of this document.

Relevant Planning History

Three historic applications have been made on the site, as follows:-

20121003 - *Erection of two storey side extension to form enlarged kitchen/dining room and boot room at ground floor level with two bedrooms, dressing room and two ensuite bathroom/wc's at first floor level and relocation of the front porch.* - Approved

20111079 - *Installation of two dormer windows in front and two dormer windows in rear roof slope; conversion of roof slope into two bedrooms with ensuite bathroom/wc; conversion of attached garage into a utility room and games room; demolition of existing garage and erection of a detached open front fronted double garage with attached boiler room.* - Approved

19550082 - *Extension to existing garage with new living accommodation* - Approved

Description of Proposals / Appearance & Design

The submitted application seeks approval for works to convert the outbuilding into a residential annex. The annex will be occupied by an elderly family member, who will be relocating from their own property to live with the applicant, but provide them with their own, independent living space.

In order to convert the outbuilding into an annex, it will be necessary to enclose the double car port by erecting a new external wall to the front elevation. Two new windows will also be installed within the front elevation, whilst, internally, the building will be insulated and plaster-boarded. By carefully selecting materials to ensure they match those of the existing outbuilding, the proposed works will integrate seamlessly into the building. It is proposed that the new external wall will be clad with black, horizontal timber planks, with the new windows also being black, timber framed, double glazed units. No further external alterations are required to any of the other elevations, or the roof.

Minor internal alterations will be required to convert the car port and boiler room into habitable accommodation, to provide a living / sleeping area, bathroom, kitchen, dressing area and an enclosed hallway. The existing boiler room entrance door will be retained and repurposed as the annex's principal entrance. New openings will be created within the existing internal partition wall, between the car port and the boiler room, to provide doorways to the proposed bathroom, kitchen and hallway.

The two proposed window openings, within the front elevation, will not adversely impact the amenity of neighbouring dwellings, as they will be at ground floor level, facing into Wyebank's garden. There is a separation distance of approximately 28m between the outbuilding's front elevation and the east façade of the neighbouring dwelling, Meliora, to the north west of the application site. In addition, established hedging on the boundary with Meliora, provides effective screening between the two properties.

Although the car port has space to park two vehicles, the applicant is currently using this area for storing household items. The property's driveway is large enough to accommodate a number of vehicles and the change of use of the outbuilding to residential will, therefore, not detrimentally impact the parking arrangements.

The proposed works to the outbuilding will retain the character of the building, ensuring that its setting and the wider local area character is not adversely impacted.

Access & Sustainability

The property benefits from a private driveway off Bowesden Lane, which will remain as existing. There is a substantial area to the front of the dwelling which is used for off-street parking and can accommodate approximately 10 vehicles. This area will also remain as existing.

The works to the outbuilding will incorporate good quality sustainable materials and will bring the building up to, or in excess of, the current Building Regulations standards. Through the use of high levels of insulation and double-glazed windows, heat loss will be reduced and the building will be equipped with water efficient fittings to the kitchen and bathroom. All new lighting will be 100% LED, further reducing energy consumption.

Layout

The outbuilding is currently divided into 3 separate areas – a double car port, boiler room and log store. It is proposed that the boiler room and car port be integrated into one, with the open elevation of the car port being enclosed. The log store on the east elevation will remain as existing.

Scale

The outbuilding is a single storey building and the scale will remain unaltered by the conversion works. No extensions or additions are proposed to the outbuilding which would increase its footprint.

Use

The outbuilding is currently used for storage purposes and houses a boiler room and log store, ancillary to the residential dwelling, Wyebank. Approval is now being sought for the change of use and conversion of the outbuilding to a residential annex, which will be occupied solely by a family member.

Conclusion

In summary, the proposals are seeking approval to enclose the front elevation of the car port and convert the outbuilding to a residential annex, for use by the applicant's family. The original fabric of the building will be retained, including existing window and door openings within the boiler room. The proposed front elevation external wall and windows will be created using materials to match the existing, ensuring the building's character and appearance are not compromised.

There will be no loss of amenity or privacy for the neighbouring residents, nor the future occupant of the annex, as new glazing will only be installed within the front elevation at ground floor level, thus ensuring there are no opportunities for overlooking.

Due consideration has been given to local and national planning policy during the design process and it is believed the proposals accord with these policies. We would, therefore, respectfully request that the application be supported by Gravesham Borough Council.

APPENDIX A

Photographs of the Existing Site



Views of the front elevation of the outbuilding from the driveway



View of the side (east) elevation of the outbuilding, housing the covered log store



View of the rear and side (west) elevation of the outbuilding, with Wyebank visible in the background



View of the side (west) elevation of the outbuilding