

Design Statement

Site Location: **The Barn**
Eastcourt Barn, Church Lane,
Gravesend, Kent

Proposal: **Application for a non-material amendment to Planning Application**
Ref: 20210846
Erection of a two storey extension connected to the main dwelling
by a glazed link and to be used as ancillary to the main dwelling

Introduction:

This design statement has been prepared in connection with a non material planning application for the previously approved extension to allow a minor adjustment of the position of the extension from the original location and to allow the building to be constructed with the same ground floor level as the main dwelling.

The building is considered curtilage listed due to originally being in the ground of the Listed Building on the adjoining site which fronts Church Lane.

Existing Planning Approval:

A formal start has been made on the application, which has been confirmed and agreed with the planning department, although this is limited to the construction of the foundations to the building at this stage.

The foundations have been installed with sufficient width to accommodate the original and approved location of the building and also to allow for the slight adjustment of the building for which this application is now submitted.

Amendments to the Previous Planning Application:

The approved application was for a 2 storey side extension to the original barn conversion which is linked to the barn via a glazed link. The use of the building is a home gym and guest bedroom and bathroom.

In the original approval the ground floor level was set into the ground by some 675mm to reduce the overall height of the building. The distance from the barn was proposed as approximately 2.55m with the use of the glazed link.

This application seeks to allow the building to be build 325mm further away from the original barn, this minor adjustment is needed to accommodate some setting out of entrance doors and door swings to avoid clashing. The distance from the barn would now be approximately 2.87m.

Additionally the applicant wishes to seek approval to raise the building up, so that the new ground floor level of the extension can be set at the same level as the existing barn. In previous negotiation the whole scale of the building was reduced in length, width and height in order to reach an

agreement and obtain planning approval. The applicant though wishes to raise the level up by 675mm so that floor levels between both buildings can be the same.

The overall scale and size of the building is not changing, we are seeking approval to move it over by 325mm and raise it up by 675mm.

The glazed link would stay the same heights, as this always started out with sufficient headroom to walk through the link before going down a set of internal steps to the extension, the applicant wishes to remove these steps to allow an easier route between the facilities.

Conclusion:

The proposals have already been approved in principle as an extension, with the agreed size and bulk on the development. These proposals which are a minor adjustment in location and the small increase in height are marginal revisions to the previous approved scheme.

The impact on the site and setting will be marginal when compared to the previous proposals and as such we would ask for your support on this application.

November 2024