

Penfold Project Services

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PLANNING STATEMENT

ERECTION OF AN OUTBUILDING TO BE USED AS A GYM

at: -

21 GRANGE ROAD, GRAVESEND, KENT, DA11 0ET

EXISTING PROPERTY

21 Grange Road is an end of terrace property within the Pelham Road/Lennox Road area of Gravesend. It is neither in an area of Metropolitan Green Belt or a Conservation Area.

PREVIOUS APPROVED SCHEME

An application for a Lawful Development Certificate was submitted to the Council on 04/04/2022 for the erection of an outbuilding to form a gym (reference 20220401)

The proposals were for a building with a flat roof to a maximum height of 2.5m to ensure that the proposals are compliant with the requirements under Permitted Development as indicated on the approved drawing numbered 02A.

PROPOSALS

The applicant intends to use the new outbuilding as a gym for personal use.

The building as approved at maximum height of 2.5m will have restricted internal height of approximately 2.3m and would therefore restrict and exercises incorporating any overhead activities.

A new application is therefore submitted which incorporates a monopitched roof with a pitch of 5° as indicated on the submitted drawing no 02B.

Whilst this will increase the overall height of the roof at the front to approximately 2.885m the height at the rear will be reduced to approximately 2.3m.

Whilst the alterations to the roof will provide the necessary additional internal headroom over part of the building, the overall effect of the changes will have no impact on the amenities of the Applicant or adjoining properties.

The profile of the flat roof as approved ins indicated on drawing no 02B to further validate this

SUMMARY

The introduction of the monopitched roof to replace the flat roof will have no adverse impact and the amended proposals should therefore be approved

May 2022