

Design & Access Statement

Project title	38 The Rise, Gravesend, Kent	Project No.	21017
Date	12 October 2021	Revision	Planning Application

General description of the proposal

The existing dwelling is located in Gravesend, a town in northwest Kent. Located in the diocese of Rochester it is also the administrative centre of the Borough of Gravesham.

The existing bungalow is a detached property with detached garage located on a corner plot with The Rise and The Drive. The area is of a suburban character with surrounding properties of a similar age and design.

This planning application is for a single storey extension to the rear to replace an existing conservatory and a single storey annexe to the side to replace an existing detached garage.

Reasons for an annex

The application proposes an annexe to the main dwelling with a shared main entrance and internal doors to each area of living accommodation within.

The current owner (grandmother) is 93 years of age and is currently unable to use the impractical, steep and dangerous external stair to the existing entrance. The grandmother also requires around the clock care. The intention of the proposal is to provide ancillary accommodation in relation to the main dwelling so that the mother can move into the main house with the grandmother moving into the 'granny annexe' so that she can be cared for by a family member.

The new single entrance allows level access from the public highway and driveway into the house. The relocation of the entrance allows both parties to retain a level of independent living whilst ensuring continuity of care.

There is no intention to create two independent properties with this application. The intention is to provide a 'granny annexe' that is subservient to the main dwelling that retains some element of independent living with a shared entrance that is both practical and safe for both users.

Pre application advice

A pre application response letter, in relation to the application, was received on 30 September 2021 (Ref: PRE20210312).

The summary deemed the design acceptable but recommended that the existing entrance be retained.

However, we feel that the retention of the existing entrance would be detrimental to the design, layout and use of the intended purpose of the main dwelling with annexe for reasons mentioned above.

The retention of the existing entrance would cause severe access issues for all inhabitants and would also require that the grandmother, once the stepped access has been negotiated, would need to pass through the living areas of the main dwelling to access her own living areas.

On that basis as this proposal is to provide a 'granny annexe' that is subservient to the main dwelling the scheme as submitted shows the main entrance as being relocated to a new position to provide a shared, level access for all inhabitants.