

Planning, design and access statement.

374 Singlewell Road, Gravesend, Kent, DA11 7RL.

Proposed outbuilding to be used as a home gym.

Description

The application property is a semi-detached house with good sized rear garden. The garden is fenced to all sides with a close boarded 1.8 metre fence. Along the right-side boundary there is a garage building with the garage wall forming part of the boundary treatment.

Work had commenced on the foundations and walls before Synergy Planning & Property Consultants Ltd. The photograph below shows the start of the building.



Development Proposed

The outbuilding proposed to be 8.6 metres wide by 5.9 metres with a dual pitched and hipped roof having a height of 3.8 metres.

The use will be as a home gym ancillary to the house and for the use personal use of the house occupants.

Planning

A Pre-application enquiry, reference [REDACTED] submitted in November 2022 and a written response received at the start of February 2023.

In summary the advice made reference to the application site being in an urban area where this type of outbuilding development is commonplace and therefore that there is no in principle planning objection. However, consideration must be given to amenity and highway impacts.

Consideration was given to the design, use, reduction in residential amenity, daylight and sunlight impacts, surface water runs off and bio-diversity. Overall, the proposal is likely to be acceptable subject to the submission of sufficient details.

The pre-application response considered the relevant Gravesham Local Core Strategy Policies and Supplementary Planning Guidance some of these policies being referred to below.

Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

All development should be visually attractive, fit for purpose and locally distinct. It should conserve and enhance the character of the area, take account of scale, height, building lines and architectural features.

The proposed home gym has been designed to have hipped and dual pitched roof and to be of facing brickwork. In our opinion the pitched roof proposed has a low impact on neighbouring properties although it is a little higher than a flat roof and it is much more visually attractive than a flat roofed building.

The use as a home gym will have very little impact on the neighbouring houses and no impact on light to the adjacent gardens as it is relatively low overall and the gardens are already fenced with tall fences and have the interplay of garage and other buildings around the gardens.

Policy CS12. There should be no net loss of bio-diversity. The site was laid to lawn previously which has a low diversity index as lawns are kept cut to a low level and weed growth is generally restricted. The applicant will plant a number of fruit trees to enhance the bio-diversity in the garden.

CS18. Water run-off. Rainwater from the roof is to be drained into the soil by way of a soakaway within the garden.

The building is situated at the rear of the garden. In the neighbouring property to the east there is a double garage with dual pitched roof that is up close to the rear garden fence and so the new gym build sits very well against this existing garage. To the south there is a double width flat roofed garage for the house that is to the south of the application property. So, within a small distance of the application property there are a numerous outbuildings of various sizes and roof types.

Design

The building is relatively small and so there is limited scope for very much by way of design input. The slate pitched and hipped ends to the roof and use of facing brickwork assist in creating a pleasing building to look at.

Access

There is a step up to the entrance. Should a level of disabled access be required in the future this can be easily achieved by way of a ramp to the entrance door.

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