

Planning Statement

The annexe will be used as a dwelling for my elderly mother. As my mother gets older, I would like to ensure that I can care for her, relieving the state of that burden, especially as my father has passed away and we are a small family. She has recently undergone spinal surgery, and having her live with me, ensured I could care for her during her recovery. I am aware as she gets older, more health issues will arise, and I would like to be able to provide the care she will need, whilst enabling her to have her independence (and maintaining my family's too), which is why we opted for an annexe. We have no intentions of using the annexe as a dwelling for anyone else, or for any other purpose than a dwelling for my mother, and when the time comes that we will no longer need it for her, we would be welcoming for the permission of use as an annexe to be revoked by the council.

The annexe kitchenette consists of the following amenities: an electric oven, electric hob, sink and under-counter fridge (as indicated in the drawings).

There is no freezer, dish washer or washing machine, or space to store essential appliances, such as a vacuum cleaner. There is limited worktop space, enough to prepare light meals and store limited appliances (e.g. kettle and toaster), but not all that would be found in a kitchen (e.g. microwave). In addition, there is limited available cupboard space, that available is not sufficient for what would be required to store food and/or kitchenware required in a fully functioning kitchen.

The living area, connected to the kitchenette, allows enough space to accommodate a large armchair (love seat), there is not enough space to accommodate a dining table, although there is a small breakfast bar attached to the kitchenette, which is suitable for occasional dining.

The facilities in the annexe are provided to enable my mother to have some degree of independence, however as the facilities within the annexe are limited, main meals, laundry and family time would be carried out in the main house. The annexe would not have all the required facilities for independent occupation and therefore sharing of facilities within the main house is required. Access to the annexe would be via the front of the house, through the front door, and traveling through the house and garden.

All utilities works' (electricity, water and drainage) would be connected to the main dwelling, highlighting further reliance on the main dwelling

We would be supporting of a condition to be attached, in the event of an approval, that restricts the use of the annexe as ancillary accommodation to the main dwelling.

The annexe will have a timber cladding finish. Attached is a picture of a building with the cladding finish we intend to use for reference (please note this is not a picture of the annexe).



There are multiple large buildings/extensions across the properties in the neighbouring vicinity. We have a large, double garage (outlined yellow), which the annexe would not be any taller than. Our neighbours have a large workshop at the bottom of their garden (outlined red) and a large extension to their house (outlined green). The annexe would therefore not be an overbearing form of development, in comparison to already existing buildings.



The annexe would not be overlooking into any of our neighbours' properties.

Our property has a large double garage at the rear (outlined yellow), the annexe would be of similar height to the garage that is already present, with the eaves of the annexe measuring below 2.4 meters. It would be at least 80ft away from our house and our neighbour's house (outlined purple), so would not cause any overshadowing or loss of light

to any neighbouring properties. Our neighbours have a large workshop at the rear of their garden (outlined red), although the annexe would not cause overshadowing or loss of light to the workshop, as the workshop is adjacent to our garage and there are fences between the workshop and our property. We have a private road/alley between our garage and the garages of the properties at the back of our property (marked orange), and we also have a private road/alley (marked orange) between our boundary/hedge and our other neighbour's fence, so there is no chance of causing overshadowing or loss of light for any other properties.



Unless viewing from a top floor window, in a neighbouring property, the annexe would not impact anyone's outlook. As stated above, it will have a timber log, cladding finish, and the outlook of neighbours would be no different than that of looking at a garden room, Wendy house or large shed, in a neighbouring garden.

As stated above, the annexe will be used as a dwelling for my 67-year-old mother, there will be no unacceptable noise levels resulting from use. My mother does not have guests or engage in any activities that could be deemed noisy, let alone unacceptably noisy. We were in fact concerned that my mother would be disturbed by the noise of the industrial power tools from our neighbour's workshop and the vehicles using the private road, as both would be far louder than any noise produced by use of the annexe.

We have no intention of removing our boundary hedge, the annexe will sit within our garden with the hedge remaining on the boundary.

We intend on recycling any plants that will be removed, both for the construction of the annexe and any renovations around the house. We will be donating these to the elderly clients of our gardener. We had intended to relocate the 2 small apple trees situated by the garage to another part of the garden, however we have been informed they are both diseased, producing diseased apples and would therefore not be suitable for or worth relocating, and will therefore need removing.

Gravesham Borough Council