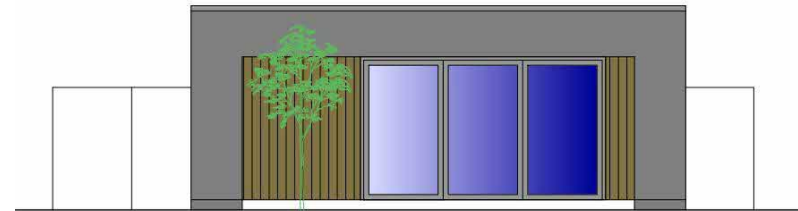


**APPLICATION FOR GARDEN ANNEX
AT
No12 GLOVERS CRESCENT
SITTINGBOURNE
KENT
ME10 4DU**



ACCESS AND DESIGN STATEMENT

DEC 23

Mark | Carter
ASSOCIATES



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01634 304700**

PROPOSED GARDEN ANNEX.

EXISTING SITE



The existing property is a semi detached house with side vehicle access to a rear positioned garage and parking area. The house sits within a crescent setting with a large garden that backs onto an existing Cemetery.

The rear garden is very long and has an existing an outbuilding on the rear boundary.

The driveway provides off road parking for up to three vehicles.

The site is not within a conservation area.

The site is within the urban confines of Sittingbourne.

Nearest listed building is 250m away at No48-50 Bell Road - Grade II Ref 1344192.

PREVIOUS PLANNING HISTORY

86/0192 Two storey rear extension and front porch
Approved
Decision Date: 14.04.1986

19/505922 Erection of single storey front extension.
Approved
Decision Date: 28th January 2020.

EXISTING IMAGES



LAYOUT

The proposal is to replace the existing outbuilding for a new single storey annex suitable for the welfare of an elderly parent who requires full time care whilst being able to maintain their own privacy.

The existing outbuilding is at the rear of the garden, which narrows to a point due to the existing boundary shape and is behind the original Garage building.

The garage building would remain as it provides storage and space for a vehicle with a driveway that provides access to the highway.

The proposed annex would be purpose built to suit the available plot at the rear of the garden so it would not affect any surrounding privacy issues or block any available views for surrounding neighbours.

The building would be L shaped to make the most of the available width of the rear garden whilst allowing adequate access and distance to the adjacent boundaries. The windows are positioned on the elevations to only be facing the existing house and rear boundary only to avoid any overlooking to surrounding gardens. As the building is single storey in height it will not be out of scale with other outbuildings within the area and would fit well into the current available space at the rear of the property.

The height of building would be 3m, which is in line with the restrictions used for permitted development rights for outbuildings to gardens within the area.

The floor plan is designed to provide an open living space, which will overlook the existing garden and will be viewed from the existing main house.

There would also be a bedroom and wet room area that allows for easy shower access with seat and adequate mobility facilities throughout the floor plan, especially around furniture making it suitable for elderly use.

There will not be a Kitchen area provided as the new occupant would be cared for by the occupants of the main house allowing independence for the occupier.

As people are living longer care is a vital ingredient, and to be able to be provided by family rather than the care services allows options for the elderly, enabling them to keep their independence, which is an important consideration in designing lifetime homes.

This annex will be associated to the original title of the main house and will not require any additional parking.

The scale of the annex is suitable for its needs and will not have any adverse effect on any surrounding houses due to the building's height, location and origination.

NEED FOR AN ANNEX

The proposed annex would be lived in by [REDACTED] who currently lives [REDACTED] which is a considerable journey for her family currently living in Sittingbourne, and who now wish to care for her and provide the advantage of being close to ensure she does not become insolated.

[REDACTED] wish is to have her independence which the annex will provide, and also share the main house facilities, with regular cooked food and the vital care that her doctor has strongly recommended.

Doctors comments below-

This purpose-built annex would be beneficial to the wellbeing of this elderly lady. She currently lives alone and is very isolated, with no local shops in the area and very poor public transport. She has ongoing health issues, and this annex would allow her to have her own independence, but with help and support going forward.

COPY OF DOCTORS RECOMMENDATION

Knoll Medical Practice

Dr (Mrs) R Paranjape
Dr P Sathiagnanam
Dr (Mrs) S Adesoye
Dr R Neelamkavil
Dr (Mrs) S Aksoy
Dr (Mrs) G Ajayi
Dr V Navaneetha Krishnan
Dr (Mrs) O Agbakaja
Dr (Mrs) R Kandasamy
Dr (Mrs) L Persaud

Orpington Health & Wellbeing Centre



7 December 2023

Our Ref: GA/em

To whom it may concern

Dear Sir / Madam,

Re:



This purpose-built annex would be beneficial to the wellbeing of this elderly lady.

She currently lives alone and is very isolated, with no local shops in the area and very poor public transport.

She has ongoing health issues, and this annex would allow her to have her own independence, but with help and support going forward.

Dr G Ajayi



MATERIALS

The proposed annex would be finished in timber cladding above a brick base with a flat fiberglass roof.
Dark UPVC windows and doors.

SCALE.

Floor Area – 43m² Net
Height to eaves 3m

LANDSCAPE.

The existing hedge boundary will be retained and new shrub screening will be provided.

TREES

No trees are affected.

PARKING / ACCESS.

Three spaces are available, and this will not be affected. No additional parking is required.

ACCESSIBILITY / PARKING.

TRANSPORT ROUTES.

500m to the main high street shops and amenities.

The nearest bus stop is 50 yards away-
numbers 328, 334, 370, 372.

PLANNING.

Planning Policy statement.

The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) are relevant in that they generally encourage good design and seek to minimise serious amenity concerns. Development Plan: Bearing Fruits 2031: The Swale Borough Local Plan 2017 policies: CP4 (Requiring good design) DM14 (General Development Criteria)

DM16 (Alterations and extensions) DM33 (Listed buildings) DM36 (Area of high townscape value) The Council's adopted Supplementary Planning Guidance (SPG) titled "Designing an Extension a Guide for Householders" is also relevant and remains a material planning consideration having been through a formal consultation and adoption process.

HERITAGE STATEMENT

In accordance with the requirements of the LPA as stated in their pre-application response a Heritage Statement has been prepared to address specific potential impacts on designated Heritage assets. The designated Heritage Assets are as follows: -

Impact on the setting of nearby listed buildings-
No48-50 Bell Road - Grade II Ref 1344192.

Positioned 500m away.

In light of the above it is contended that the Heritage Impacts of the proposed development being in the rear garden of the existing dwelling will have been appropriately assessed and are found not to be adversely impacted on any listed building within the area.

CONCLUSION

The annex is providing a vital need and provides a lifetime home design, which will not impede on its surroundings and has no adverse impact in terms of scale, loss of privacy or amenity to any surrounding neighbours and therefore should be considered as acceptable and we would request a proposal of support and approval.