



Architecture | Surveying | Cost Consultants

Design & Justification Statement
To Support a Planning Application for
An enlarged replacement garage
at
20 Minters Avenue,
Densole,
Kent.

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1. Introduction

This re application is put forward by Mr & Mrs Minter, in response to a refusal notice to their previous application to provide an enlarged replacement garage within the boundary of their home for use as a garage and hobby workshop.

This statement should be read in conjunction with the application forms, drawings and other associated documents.

This statement has been prepared in accordance with the guidance given in the CABE document “design and access statements: how to write, read and use them”.



The site

2. Context

The building is a residential property within a residential estate which predominantly consists of bungalows that have been altered over time to produce incongruous street scenes and aerial views of the estate. There are numerous examples of disjointed designs of garages, front and side extensions, boundary treatments and first floor extensions.

The building is not listed, not in a conservation area or area of outstanding natural beauty.

3. Use

The main structure on the site is a residential dwelling, the garage structure is used for storage of vehicles and general domestic storage. No amendments are proposed to this.

4. Proposal

The proposal is to replace and enlarge the existing storm damaged garage to provide additional vehicle storage and hobby space for the owners of the property. The proposal connects the garage space to the main dwelling.



Proposed front elevation

5. Layout & Access

The internal layout of the existing dwelling will not be affected nor will access to the principal entrance.

6. Scale & Massing

The proposal has been design with aspects in mind in such a way that no ground view would give an indication as to the shape when viewed from above that was not considered high quality design by the determining officers of the previous application. We would counter this with the view that the form has followed the function in this instance and that we have not sacrificed design as the materials have been selected to be in keeping with the existing and the roof structure to be subservient to the main dwelling and neighbours whilst still being able to achieve the space desires of the owners.

7. Landscaping & Sustainability

There is no additional soft landscaping proposed on the site. The area of the enlargement to the garage is presently hardstanding (concrete path and slab patio area).

8. Policy

From our reading of the officer's report, it does not raise any clear policy objects other than an opinion on the design which we feel we have adequately justified in other sections of this document.

Our client does feel that their human rights are not being considered relevant to this application as the basis for denying them the opportunity to tailor their home to their current and future retirement needs are being refused due to opinion of the extension when viewed from the air.

9. Conclusion

As stated previously the residential estate in which the proposal sits has been altered over time to produce incongruous street scenes and aerial views of the estate. There are numerous examples of disjointed designs of garages, front and side extensions, boundary treatments and first floor extensions.

Regarding the officer's opinion of a poor design we feel that the proposal put forward has been designed with sympathy to the surrounding area and materials in such a way as to provide non-contentious front, side or rear elevations whilst providing the required space the homeowner desires.

Should you feel minded to refuse this application at officer level we would like to request that the application is brought before the planning committee as our client has canvassed the local borough and parish councillors who are all in support of the application and our client's proposals.