

PLANNING AND ACCESS STATEMENT FOR THE PROVISION OF A RESIDENTIAL ANNEX AT 4 CANONGATE GARDENS, HYTHE, KENT. CT21 5PU. KENT. TN26 3BD

Contents:

- 1.0. Background.**
- 2.0. Use.**
- 3.0. Amount.**
- 4.0. Layout.**
- 5.0. Scale.**
- 6.0. Landscaping.**
- 7.0. Appearance.**
- 8.0. Access.**
- 9.0. Sustainability/Climate Change Mitigation.**
- 10.0. Conclusion.**
- 11.0. Conditions.**

1.0. Background.

1.1. Residential annex is a common form of development that is proposed to allow relatives and dependents to live with their family whilst creating a degree of independence. In most cases such proposals are considered acceptable by Councils under planning policy.

1.2. This proposal continues that theme by providing a thermally efficient annex on this site adjacent to the relations dwelling.

1.3. There is a functional relationship between the future occupants of the Annex and their family who will live at 4 Canongate Gardens. Along with the multitude of older people with disabilities who cannot afford home help, the applicant is attempting to provide a small amount of autonomy and responsibility for future occupants. That is supplemented with physical and health care from the residents at 4 Canongate Gardens.

1.4. The proposal is not outside the residential boundaries and is within the residential curtilage of the property.

1.5. The projected medical condition of the occupants will in time necessitate assistance. The purpose of the application is to improve their living conditions to alleviate the effect on their future health.

2.0. Use.

2.1. Residential. The land is in residential use with existing buildings on the site of the proposal. The building to be erected is to be used for residential purposes.

2.2. The size of the proposal is designed to limit the extent of the built environment.

3.0. Amount.

3.1. Land area in residential use is approximately 0.1 hectares.

3.2. The floor area of the annex is 82.6 square metres. That information is obtainable from the drawings.

4.0. Layout.

- 4.1. As submitted drawings. The building will be on an adjacent area to the south of the host residential building.
- 4.2. The erection of the Annex building will be in a lower position with a reduced footprint to 4 Canongate gardens.
- 4.3. The minimum number of rooms is envisaged to constrain the construction cost.
- 4.4. There will be no boundary demarcation or subdivision between the buildings.

5.0. Scale.

- 5.1. This is a small-scale development. Every attempt has been made to keep the building to a modest, congruous size, consistent with useable and practical room sizes.
- 5.2. The depth and width of the proposed Annex has been restricted to maintain the small building scale.
- 5.3. The bulk and scale of the Annex has been provided in the deposited plans. A comparison can be made with the adjoining properties. All of which will dwarf the proposal thus demonstrating that the size and scale is reasonable.
- 5.4. The successful development of this site is dependent on the provision of an unobtrusive and secure residence. That is being achieved.
- 5.5 To realize that objective without prominence of the structure a decision was reached to keep the proposal single storey with an inclined roof. That development satisfies the design guidance of the Local Authority. It is also of a similar scale to other outbuildings which have been granted planning permission by the Council throughout the District.
- 5.6. Open space around the building is an acceptable feature to limit the impact of scale. The amount of existing amenity space is being marginally reduced.

6.0. Landscaping.

- 6.1. Planting exists adjacent to the site boundaries. A border has been provided to the footpath, and the boundary. That area has been allocated for planting. The area between the access foot paths has planting against the boundary fence.
- 6.2. Existing areas are laid to patio and lawn with borders.

7.0. Appearance.

- 7.1. Face brick to external walls.
- 7.2. Fibre glass to the roof.
- 7.3. These typical Annex buildings achieve a U value of 0.19 W/m² degree K. They have been comprehensively constructed throughout the country. The construction, maintenance, or long-term use of this type of unit, in this location, is sustainable.
- 7.4. All details are shown on the planning forms and drawings.
- 7.5. The proposal satisfies paragraph 131 of the NPPF. The dwelling is well designed.
- 7.6. The design is required to satisfy the Client for spatial, functional, health and aesthetic reasons. Every attempt is being made to limit any impact on the existing local design elements. It demonstrates good architectural style in the design.
- 7.7. Good quality design which does not cause adverse impact on the living conditions of adjoining properties is being presented.
- 7.8. The building follows the topography to prevent it being obtrusive.

8.0. Access.

- 8.1. Existing pedestrian access is provided to the front of the property. That will be maintained.
- 8.2. Disabled persons access will be constructed to the main access door. Dwelling access will be provided from the front access road.

9.0. Sustainability/Climate Change Mitigation.

9.1. Material from a sustainable source. The annex is to be heated. Renewables will be used to alleviate running costs for a limited budget.

9.2. Solar panels to the proposed elevations will be incorporated in the construction.

Air source heat pumps are to be considered.

10.0. Conclusion.

10.1. The development would not harm the character or appearance of the surroundings.

10.2. For a development to detract from the character and appearance of the area it must first be conspicuous and secondly it must be incongruous from within that setting. The fact is that from near view the annex will be a minor outbuilding.

10.3. An imbalance in the street scene will not be affected.

10.4. The existing line of development is not interrupted. The small scale and congruous design will integrate it within that setting creating an imperceptible whole. From the wider view it will not make any impact that this development has on the roadside. There are public rights of way around the plot. That view is ameliorated by the location, the amount of screening fencing and shrubbery that has already been provided.

10.5. I consider the main issue in this case to be whether the proposal complies with the restraint policies, regarding the provision of residential land and accommodation and the protection of the character and appearance of the built environment. Council policy seems to be generally supportive of additional facilities to cater for residential need, so long as they are consistent in design and use. That objective is achieved.

10.6. The inference from the previous grant of planning permission on this site and adjacent to this site is that the development would not harm the character and appearance of the vicinity. The reasons for the grant of planning permission gives an indication that no harmful effects would be caused. The applicants welcome site visits by Council Planning Officers that will reveal that any planning concern is unfounded.

10.7. There is a shortage of individual residential sites within the area of Hythe. A very useful thermally efficient Annex would result, in an area where there is no policy objection whatsoever to residential development. Planning benefit would result by easing pressure on further green field sites. Whilst minor housing provision would be assisted by this further development of a brownfield site.

10.8. No sound or clear-cut reason appears available or justified by the LPA. for refusal of this application.

10.9. The Government is committed to ensuring that the planning system does everything it can to support economic growth. That goal is ratified by paragraph 19 of the NPPF.

10.10. The NPPF discourages the underpinning of Local Plans by supplementary planning documents unless they promote sustainable development and do not add extra financial burden to the development process.

10.11. The innovation enshrined in the NPPF allows Local Authority Planning Officers and Planning Committees, greater discretion in the interpretation of legislation to grant planning permission. This application addresses those fundamental principles of providing housing for a population who are living longer and providing development opportunities for local people.

10.12. Paragraph 186 and 187 of the NPPF requires Local Authorities to establish solutions to planning applications. Any refusal decision is disproportionate in relation to the prevailing situation.

10.13. I believe adequate notice of all the provisions of the NPPF need to be taken by The Development Control Section to improve the economy, housing, business, and employment of the area. The proposal accords with those planning policies, being reasonable and acceptable annex development.

10.14. The development is "necessary" to house a member of the burgeoning older home seeking public in purpose built sustainable accommodation. A building intended and designed for people with differing family requirements.

10.15. The Local Authority are already in possession of statistics relative to the nationwide lack of housing. The Council is falling short of improving their allocated housing targets. The proposal sustains improved residential accommodation. This proposal represents up to date Government policy. It is therefore a material consideration that carries substantial weight.

10.16. The site is of adequate size and shape to be capable of accepting this sympathetically designed Annex building. It would not result in a cramped or un-neighbourly form of development or be detrimental to residential amenity. Development in this form would not result in overcrowding, inadequate space around the building or inconvenience to adjoining premises. The development is suitable for this vicinity.

10.17. Increasing demand for all types of housing including affordable retirement homes is not being met by increases in supply. The lack of supply is in some part caused by planning restrictions and local policies that are constraining and outdated, thereby doing little to alleviate the legislative burden and stimulate growth.

10.18. The proposal complies with the objectives of paragraph 56, 57 and 58 of the National Planning Policy Framework (NPPF).

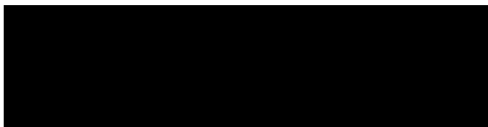
10.19. The effect of any negative decision will be to increase the need for accommodation to be found elsewhere. Pressure on green field and other sites that are not sustainable, resulting in reliance on the motor car to get to work and play thereby manifesting an increase in carbon emissions and the consumption of fuel.

10.20. The detailed considerations correctly linked to Development Plan policy will lead to the realisation that the proposal is reasonable in content and represents an interpretation of Strategic and Development Plan policy leading to the grant of planning permission.

12.0. CONDITIONS.

12.1. This Statement is copyright and must not be copied, reproduced, or replicated in any way or form without prior written consent of Keith R Hammond Limited.

12.2. This Statement is provided for the sole and confidential use of the client and Local Authority in determining the planning application. No responsibility will be accepted in relation to third parties any such person relies upon this Statement at his/her own risk.



Keith R Hammond Limited
On behalf of Kay Barrie.
29-09- 2024.