

Design and Access Statement

Introduction

This statement has been prepared to accompany a Full Planning Application for a change of use of existing attached annexe to a treatment room at 9 Orr Close, Hawkinge, Folkestone, CT18 7QT.

Location & Context

The site comprises of a two-storey end of terrace dwelling with an attached garage and front and rear gardens at 9 Orr Close, Hawkinge, Folkestone, CT18 7QT.

Orr Close consists of a variety of residential properties including detached, semi-detached and terraced houses, finished in either facing brick or render. All properties have pitched roofs and lean-to porches. All doors and windows are white uPVC.



Location plan

Earlier this year (on 16th June 2025) a planning permission 25/0774/FH was granted for a single storey extension to the existing porch, single storey rear extension and works to the driveway including dropped kerb.

The ground floor consists of a living room to the front and kitchen to the rear facing the garden.

To the rear is a large garden with a timber fence around the boundaries. There is a side access gate between No. 9 and 10 giving a direct access to the garden of No. 9.

As part of the works previously granted planning permission, the garage has been converted into habitable accommodation linked to the main dwelling by the door.



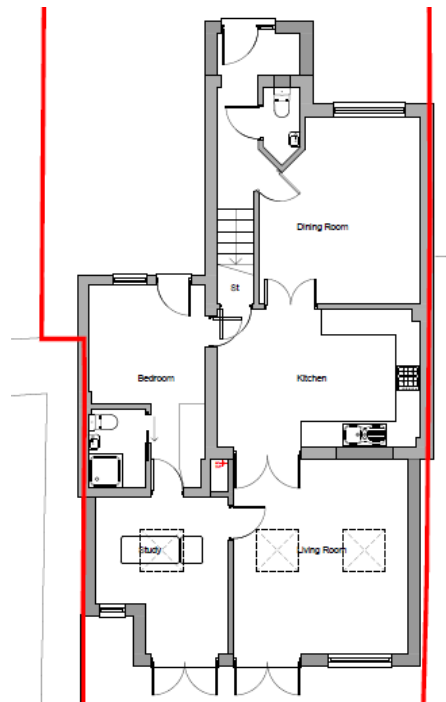
Front elevation



Rear elevation

Planning permission 25/0774/FH has allowed the applicant to erect a single storey rear extension which contains two separate rooms, a living room and a study.

The works on site are scheduled to start later this year.



Proposed ground floor plan – granted under 25/0774/FH

Proposal

The proposed plans will not alter the layout or appearance of the dwelling. It is simply proposed that the already converted annexe become

It is proposed that the downstairs bedroom will be located where the study was originally placed, with the access to the ensuite in the converted garage outside of the business hours.

The annexe will remain attached to and linked to the main body of the dwelling.

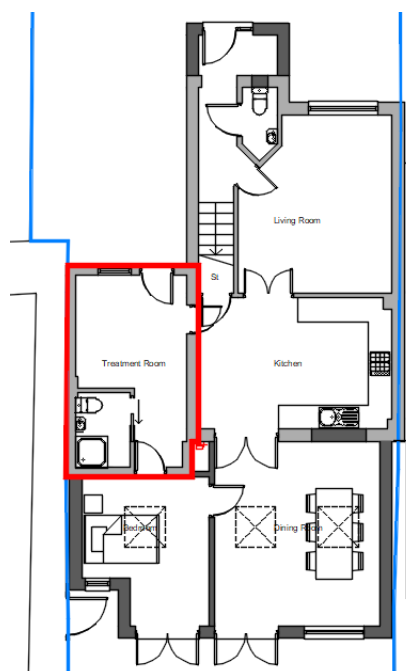
The facility already has its own entrance door to the front, off the driveway / parking forecourt.

The existing garage is set back from the street and the parking forecourt and, therefore will create a discreet facility which will not impact the use of the dwelling.

Treatment Room

The applicant proposes that the Treatment Room will be used solely for quiet activities, including talking and manual therapies. This use would minimise any potential harm to local residential amenity.

Similarly, restricting the number of visitors daily to five and 1-2 persons at the same time on any one weekday, along with restricting the hours of use (to the hours set below) would limit the potential for noise and disturbance arising from unacceptable levels of activity.



Proposed ground floor plan – Change of use

The applicant is looking for the following opening hours for the treatment room:

Monday 9:00am – 13:00pm

Tuesday 8:00am – 18:00pm

Wednesday 8:00am – 18:00pm

Thursday 8:00am – 18:00pm

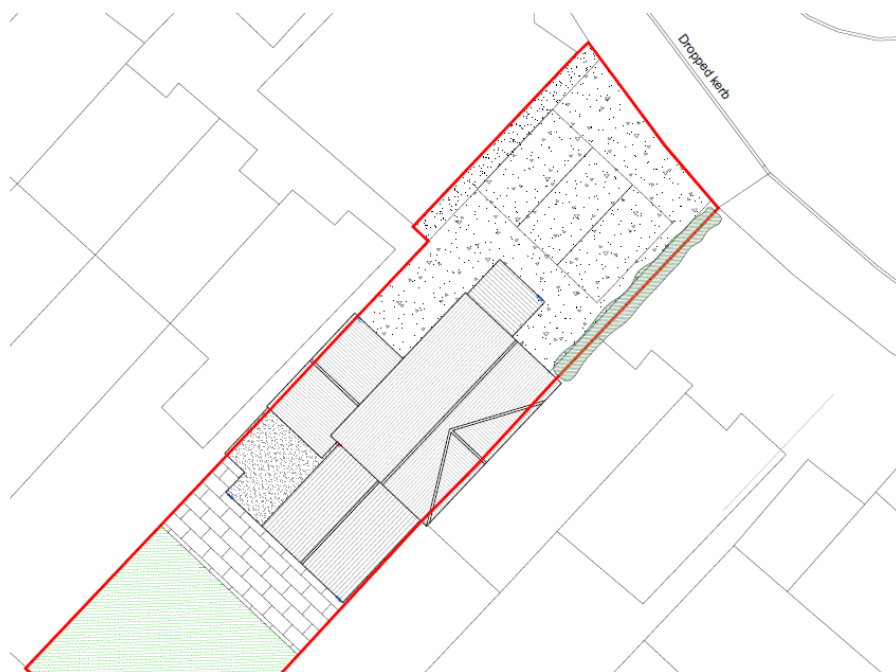
Friday 9:00am – 13:00pm

Saturday, Sunday & bank holidays: Closed

Access and parking

The existing driveway includes space to park two vehicles in tandem off road. The approved 25/0774/FH enlarges the parking forecourt to include three vehicles parked off road side-by-side, with an optional fourth parking space in front of the garage. The granted permission also allowed the applicant to install a dropped kerb in front of the whole length of the driveway.

The works are scheduled to start on site later this year.



Proposed site plan

Planning context

The site lays within the settlement boundary.

The site is within North Downs Area of Outstanding Natural Beauty.

The plot is not within the flood zone and the likelihood of flooding from surface water, rivers and the sea or ground water is very low.

The site is not located within the conservation area or in a proximity to the heritage assets.

This planning application should be considered against the policies in the Places and Policies Local Plan 2020, the Core Strategy 2022, the NPPF and the NPPG.

NPPF and NPPG

National Guidance broadly supports developments that encourage active and healthy lifestyles, subject to consideration of local amenities.

Core Strategy 2022

Policy SS1 District Spatial Strategy

Policy SS2 Housing and Economy Growth Strategy

Policy SS3 Place-shaping and Sustainable Settlements Strategy

The proposal lays within the settlement boundary and presents a sustainable development in the already converted garage. It is for a quiet activity with a minimal number of visitors during restricted hours to minimise any impact on the residential amenity. The development does not alter the overall use of the dwelling and utilises the space within.

Places and Policies Local Plan 2020

Policy T2 Residential Parking

The dwelling is a 3-bedroom end of terrace property and, in line with Interim Guidance Note 3, 1.5 spaces per unit should be provided for suburban dwelling. Currently, the property contains two spaces in tandem, however planning permission 25/0774/FH allows for three parking spaces on the driveway. This will ensure there is a sufficient parking off-road for the residents and visitors to the new Treatment Room.

Policy HW2 Improving the Health and Wellbeing of the Local Population and Reducing Health Inequalities

Policy HW3 Development That Supports Healthy, Fulfilling and Active Lifestyles

The proposal, together with the approved rear extension (25/0774/FH) does not impact the quality of the existing dwelling. The former garage has already been converted into an attached habitable annex and will not require any adaptations to fulfill the requirements of the Treatment Room.

Providing access to holistic therapies and complementary medicine will benefit a wider community by supporting physical, mental, and emotional wellbeing, offering preventative health options, and empowering individuals to take a more active role in their health. This approach can reduce pressure on traditional healthcare services and has potential to improve quality of life of local residents.

Conclusion

This proposal makes practical use of an existing, already-converted space to create a small, discreet treatment room that will operate quietly, with minimal visitors and clear limits on hours of use. It will have no adverse impact on neighbours, the character of the property, or the surrounding area, and benefits from ample on-site parking.

It offers a community value by providing a safe, accessible place for holistic therapies and complementary medicine — supporting physical, mental, and emotional wellbeing in line with local and national policy aims [REDACTED]

[REDACTED].

[REDACTED]

In our view, this is a modest, well-considered change of use that respects its setting, meets policy requirements, and delivers clear social benefits.