

03 October 2021

Planning Statement
Lawful Development Certificate

Project description: Erection of a Granny Annex

Site Address : Speedgate House, Speedgate, Fawkham, Longfield, DA3 8NJ

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Introduction

This Appeal Statement has been prepared in support of an application for a certificate of lawful development for a granny annex.

This statement should be read in conjunction with the existing and proposed application drawings which accompany this submission. This statement is set out under the following further sections:

Section 1. The Site

Section 2. Outline of the Proposal

Section 3. Compliance with the GPDO (General Permitted Development Order)

Section 4. Conclusion

1. The Site

As illustrated in the image below, the site comprises a garage, a stable and a two-storey main house. The red line shown in the image below is the site boundary.

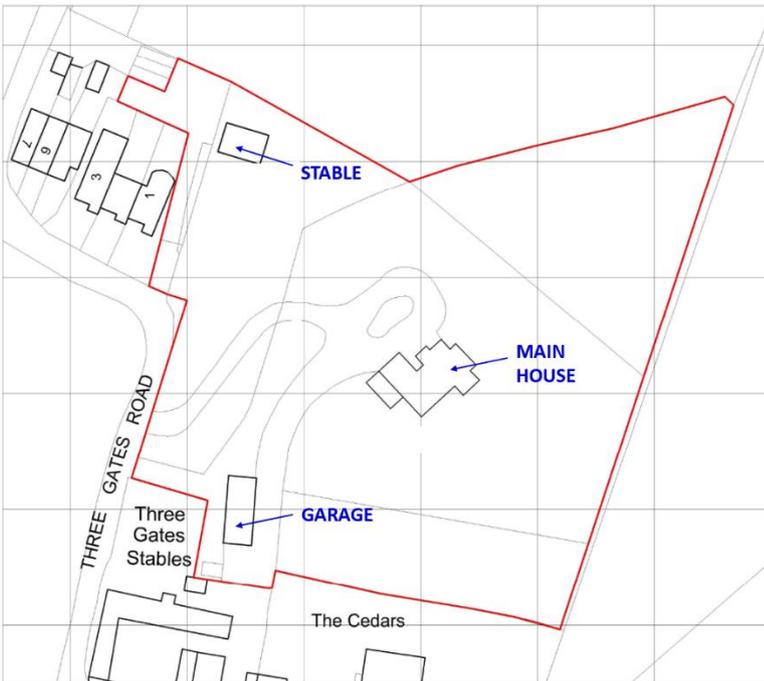


Figure 1-1. Existing Buildings on the site

As per the pre planning meeting, it was advised by the planning officer that the curtilage of the main house is considered to be the blue line shown in the image below.



Figure 1-2. Curtilage of the main house

2. Outline of the Proposal

The proposal seeks the erection of a granny annex in the garden.

The applicant would like to secure the option to provide an independent yet monitored environment for the applicant's mother-in-law, who will need more support from a carer as time goes by. Since she is old, she would welcome the opportunity to live in a safe and cared for environment while retaining a high degree of independence.

The annex which will be located within the curtilage of the main house and it will be subordinate to the main house in function and appearance.

The annex has a room for carer, WC/shower room for carer, a small kitchenette in the seating area, a steam room, a bedroom for mother-in-law and en-suite bathroom. It will not be separately metered and it will rely on the services from the main dwelling.

3. Compliance with the GPDO (General Permitted Development Order)

The compliance with each rule within Part 1, Class E (a) (E.1, E.2, E.3) of the GPDO is demonstrated in the following table.

Rules	Description	Compliance
E.1 Development is not permitted by Class E if –		
a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)	Not Relevant	Complies
(b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	The garden area is very large and the total area of ground covered by buildings, enclosures and containers within the curtilage is much less than 50%.	Complies

(c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse	The outbuilding is located on the land backward of the walls forming the principal elevation of the main house.	Complies
(d) the building would have more than a single store	The outbuilding is single storey	Complies
(e) the height of the building, enclosure or container would exceed - (i) 4 metres in the case of a building with a dual-pitched roof, (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or (iii) 3 metres in any other case	The outbuilding is single storey and has a height of 3 metres to the top of the parapet of the flat roof from the ground level and is located further than 2 metres from the boundary of the main house curtilage.	Complies
(f) the height of the eaves of the building would exceed 2.5 metres	The eaves height of the proposed flat roof is 2.5 m.	Complies
(g) the building, enclosure, pool or container would be situated within the curtilage of a listed building	Not Relevant	Complies
(h) it would include the construction or provision of a verandah, balcony or raised platform	Not Relevant	Complies
(i) it relates to a dwelling or a microwave antenna	Not Relevant	Complies
(j) the capacity of the container would exceed 3,500 litres	Not Relevant	Complies
E.2 In the case of any land within the curtilage of the dwellinghouse which is within - (a) a World Heritage Site, (b) a National Park,	Not Relevant	Complies

<p>(c) an area of outstanding natural beauty or</p> <p>(d) the Broads,</p> <p>development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres</p>		
<p>E.3 In the case of any land within the curtilage of the dwellinghouse which is article 2(3) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse</p>	<p>Not Relevant</p>	<p>Complies</p>

4. Conclusion

The development of the granny annex is considered to comply with the relevant criteria set out within Part 1, Class E (a) (E.1, E.2, E.3) of the GPDO. It is therefore the development is permitted development and the certificate of lawful development should be granted.