



# CASON GREEN Associates

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## **Planning - Dover District Council**

White Cliffs Business Park  
Whitfield  
Dover  
Kent. CT16 3PJ

Our Ref: **7905**  
Date: 14 November 2023

To Whom It May Concern:

**Re: 64A Archers Court Rd, Whitfield  
– New Proposed Ancillary Accommodation/ Garden Room / Annex**

### **Planning Statement:**

We have submitted an application for the conversion of an existing double garage into ancillary accommodation / garden room / annex. The proposed building has various mixed use and so we include this statement to add clarity to the intended use of the new building:

#### **Garden Room**

The proposed conversion will allow the building to provide a space for a new “Garden Room”. The side of the garage abuts the main outdoor, social amenity space and existing patio area. It is proposed to have a “folding sliding” window to provide a garden bar and kitchen.

#### **Home Office**

The family have 5 children and therefore a busy household. The converted space will allow the flexible use of this room as a home office.

#### **Occasional Guest Accommodation for family/friends.**

The primary use of the space is for the functions described above but as the space will have a shower room and living space, it may on occasion be used for family or friends to stay over. Hence, we have described the development as Ancillary Accommodation/Annex.

#### **Windows and Doors**

There is no loss of privacy to any neighbours and we have kept glazing to a minimum. Most of the new glazing occurs in the infilled garage door opening and so will look out directly to the applicant’s own private driveway. One new, side facing window is added and this looks into the applicant’s private garden area. There is also the additional of a high-level roof window over/above the shower room, this is set in the roof over the room (well over 1.7m

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from FFL) and therefore there is no ability for overlooking (See Cross Section). Thus, there is no loss of privacy to neighbours.

**Storage:**

There is an existing shed in the back garden which can accommodate the storage of bikes and other garden equipment.

**Parking:**

The conversion of the garage will give a 'theoretical' loss of covered parking spaces. The garage is not and has not been used for parking, but instead has been used for general storage. Externally, on the drive there is still ample space for the parking for 3+ vehicles and this remains unchanged.

We hope that the information provided is sufficient for you to proceed with the application but please do not hesitate to contact us should you have any questions or require any further details.

Yours faithfully,

David Cason B.Eng(Hons)  
**Director**

Encs.

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