

Design & Access Statement

Date:

18th November 2023

Site Address:

7 Fernheath Way, Dartford, DA2 7PE

Proposal:

Proposed Granny Annexe

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1 Introduction

- 1.1 This statement has been produced to accompany the planning application for 7 Fernheath Way, Dartford, DA2 7PE. This statement is to be read in conjunction with all documentation submitted with this application.
- 1.2 This statement has been produced to support the application seeking the erection of a single-story granny annexe for ancillary residential use associated with dwelling.
- 1.3 The proposed granny annexe will be for the applicant's father to occupy and will allow for much needed care to be provided by his family.
- 1.4 The proposed granny annexe will provide the balance of independence and support from his family. Other supporting documents submitted as part of this application will include:
- Site location plan
 - Proposed elevations
 - Proposed floor plans
 - Existing & Proposed Block Plans
 - Proposed Roof Plan
- 1.5 The use of annexe will be ancillary to the main dwelling with strong functional links between them. The proposal does not represent a separate dwelling.
- 1.6 It is indeed that the occupant will be regularly preparing and eating meals in the main dwelling, watching television/relaxing, socialising with the family and using existing household facilities.
- 1.7 The family will be on hand to take care of the day-to-day needs, whether that be cooking together, socialising, laundry, errands to the shops and appointments and just being on hand to provide support rather than relying on state care.
- 1.8 Multigenerational living is being supported and championed by central government, it releases the stress on state funded care and provides a form of sustainable development that must be supported at local level.
- 1.9 Whilst the annexe will not be physically attached, the annexe would have a clear dependency on the main dwelling for basic services.
- 1.10 To confirm there will be no separate:
- Address
 - Post box
 - Utility meters
 - Services such as internet, phone line and television
 - Parking
 - Garden area or curtilage
 - Access.
- 1.11 The use and layout of the scheme are entirely appropriate for the context of the site without having an adverse impact on the immediate/wider context or the character of the street.

- 1.12 The scheme offers a valuable opportunity to make a positive contribution to the surrounding streetscape through the development of the site.
- 1.13 The proposals do not materially conflict with the NPPF or the Local Plan having regard to both its policies and the weight to be given to other material considerations.
- 1.14 Access & refuse provision will remain unaffected, the annexe will not have an independent access.
- 1.15 The property will retain sufficient car parking spaces appropriate for the size of the property.

Scale of Development

- 1.16 The size of the annexe has been carefully considered to provide comfortable accommodation for an elderly person. The annexe would provide sufficient space for a person with mobility problems to move freely whilst ensuring the impact on neighbouring properties remains minimal.
- 1.17 The size has been considered to reflect the relationship of a traditional ancillary outbuilding.
- 1.18 The single storey design will provide a clear subordinate appearance to the host dwelling and surrounding properties in terms of mass and scale, therefore satisfying the requirements of policy DP2.
- 1.19 Lord Scarman in *Westminster City Council v Great Portland Estates plc* [1985] JPL108; AC661 commented that: "Personal circumstances of the occupier [and] personal hardship...are not to be ignored in the administration of planning control. It would be inhuman pedantry to exclude from the control of our environment the human factor" Personal circumstances or "the human factor", are always present in the background to the consideration of the character of land use, but may sometimes be given direct effect in development control as an exceptional or special circumstance (*Great Portland Estates plc v Westminster City Council* [1985] A.C. 661.)
- 1.20 It is considered the personal circumstances of the applicant's father are a strong material consideration which should be given due weight. We respectfully urge the council to take into consideration the need for the annexe.

7 Appendix A – Site Photographs



Image of existing garage



Image of existing garage



Image of existing garage



Image of existing garage



Image of existing garage



Image of existing garage