
PLANNING STATEMENT

Address: 84A Marshall Road, Rainham, Kent, ME8 0AN

Proposal: Erection of L-shaped outbuilding ancillary to main dwelling, with associated external works.

Site and Context

The application site is a residential property with a generous rear garden. The land slopes upwards toward the rear boundary, which affects how building heights are measured. The proposed outbuilding is located at the end of the garden, set well away from the dwelling and neighbouring houses.

The existing garden benefits from an existing air raid shelter, with external step access, which will be retained as part of the works as storage, with revised access into the below ground structure.

Description of Development

The proposal is for an L-shaped single-storey high quality, contemporary outbuilding, to be used ancillary to the main dwelling as a games and entertainment room with bike store, bar, and shower room serving a new hot tub. The building measures 10.9 m x 7.6m x 5m.

The building will incorporate glazed elevations with overhanging eaves to provide a light, contemporary appearance, together with areas of external seating. Velux rooflights will further add to the natural light.

Externally, the building will be finished in high-quality timber-effect cladding (e.g. Knotwood or similar), with a fibre cement board or similar to the rear elevation, which is not visible from neighbouring properties, which meets the necessary fire regulations. All outlook faces the garden, to minimise overlooking.

A level threshold patio deck, with a hot tub, outside cooking area with flue, seating and steps down to a seating area within a raised planter will provide a high quality external space. New steps will be created into the existing air raid shelter, with a glazed screen to enhance the space.

Planning Considerations

Some of the proposed outbuilding complies with permitted development criteria. However, due to the garden slope, a section of the building exceeds the allowable height limits along with the level threshold patio/decking, meaning householder planning permission is required.

The design has been carefully considered to remain low in height, single storey, and subservient to the main dwelling, whilst accounting for modern construction methods and building regulation requirements. Its location at the end of the garden ensures that there is no overbearing impact on neighbouring properties, nor any loss of light, privacy, or amenity. The choice of materials will complement the garden setting and provide a high-quality, durable finish appropriate for a domestic outbuilding, fitting in with its environment.

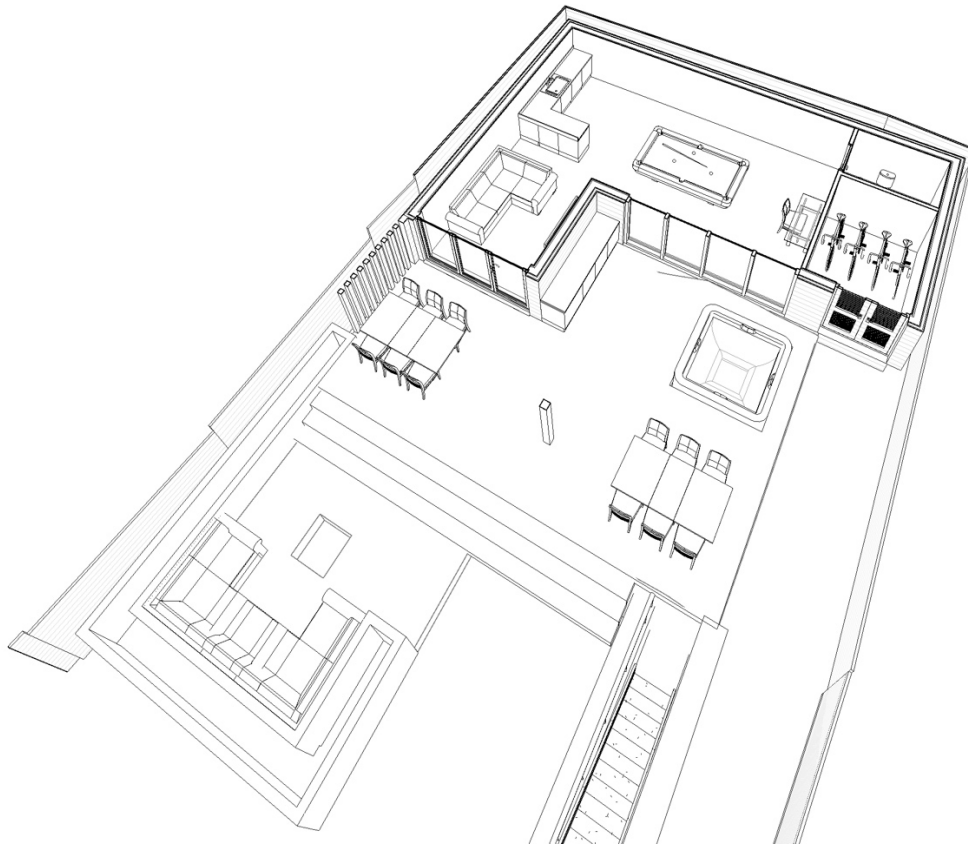
Conclusion

The proposal represents a modest and well-designed ancillary building which respects the character of the site and surrounding area. It makes good use of the garden space, provides functional family accommodation, and has no adverse impact on neighbouring properties or the wider street scene.

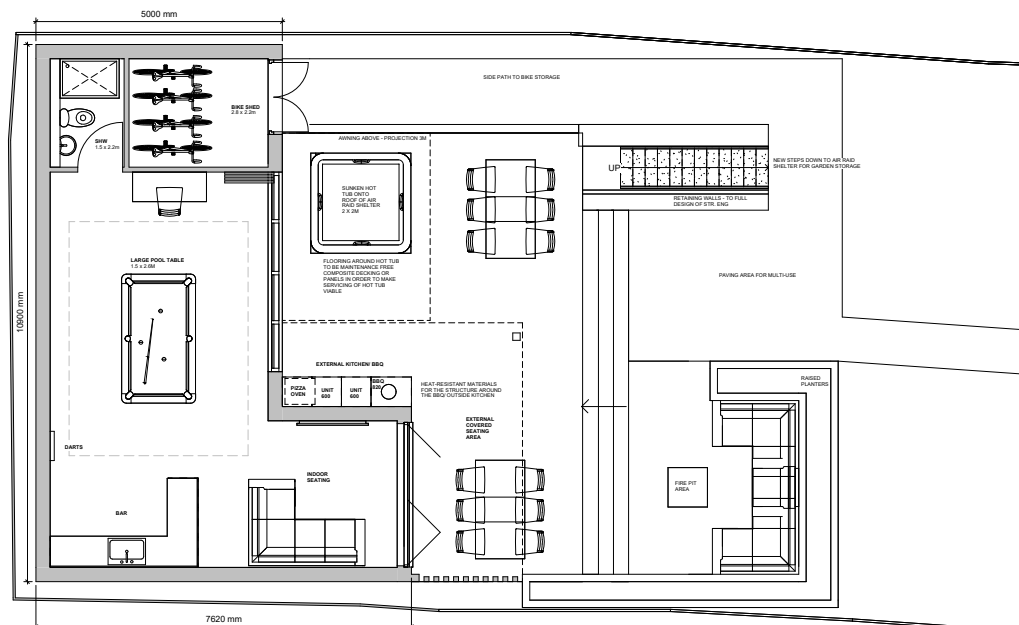
For these reasons, it is considered that the proposal complies with relevant national and local planning policies, and planning permission should be granted.



3D visual of proposal



3D plan cut



01 Proposed GF Level 87150

Proposed Floor Plan of proposal

PHOTOS OF SITE



Existing Air Raid shelter and shed at rear of garden.



Existing Air Raid Shelter steps and view back to the main house