

Introduction

This planning, design and access statement has been produced to support a new planning application seeking the alteration of existing planning consent P/2017/0026. The proposed alteration is to alter the design of the triple detached garage to incorporate self-contained accommodation above.

The accommodation is intended to provide flexible, multi-purpose accommodation for the needs of the applicant, his partner and their extended families. A personal statement has been provided to support the application which provides the background to the need.

Other supporting documents submitted as part of this application will include

Location Plan

Proposed Elevations

Proposed Floor Plan

Proposed Site Plan

Personal Statement

Proposal

This application seeks to modify the design of the triple garage to incorporate first floor annexe accommodation.

The use of the annexe will be ancillary to the main dwelling with strong functional links between them.

The annexe will be used flexibly both as an office and study area for the applicant and his partner and also as temporary accommodation as required for visiting family members.

As office accommodation, it is intended that the main dwelling will be used for normal domestic purposes, utilising the household facilities. As temporary accommodation, the bathroom and kitchenette facilities provided are intended to be purely for convenience and that guests would dine and socialise in the main dwelling.

To confirm, there will be no separate:

Address

Post Box

Utility meters

Services such as internet and phone line

Parking

Garden area or curtilage

Access

To reiterate, this proposal is for an ancillary annexe located within existing residential curtilage and will be heavily dependent on the host dwelling.

The proposal does not represent a separate dwelling and could not operate as such given the site constraints and reliance on the host dwelling.

Site context

The application site is located at the end of a private road, Lane End. The main dwelling in the plot is yet to be constructed but will be a detached 4 bedroom dormer bungalow. The property will be set in a good sized plot which benefits from off road parking with ample amenity space to the rear.

The settlement boundary is located immediately to the West of the main dwelling and appears to have been drawn as an arbitrary straight line; it does not follow the line of the plot boundary. This settlement boundary has artificially constrained the layout of the site and would prevent the construction of any separate annexe in the rear amenity space.

The surrounding area is residential to all directions except the West, which is open agricultural land.

The proposal involves minimal visual external changes to the design of the garage.

Site Designations

The site is located within the settlement boundary.

Flooding

The Natural Resources Wales Flood Maps indicate that the site is located in Zone A and is therefore not at risk of flooding.

Principle of Development

This proposal seeks to create a first floor annexe above a garage to provide flexible and multi-purpose accommodation for the applicant and his family. (See Personal Statement). The addition of this annexe would provide peace of mind for the family knowing that accommodation is available as well as providing a separate office and study space.

The annexe would have a clear dependency on the main dwelling for basic services. In addition to the clear connections between the house and the annexe, the layout of the annexe above the garage demonstrates that independent use would be difficult and undesirable.

To confirm, there will be no separate:

Access

Address

Utility Meters

Garden

Post Box

Layout and siting

The proposed annexe is located above the triple garage. It would not be possible to locate such an annexe elsewhere on the site due to the proximity of the settlement boundary. The annexe therefore would not negatively impact upon the amenity of the adjacent dwellings and will maintain its ancillary relationship with the host dwelling.

The proposal will not result in any overshadowing, loss of light to neighbours nor will it impact upon their amenity.

We believe the proposal will have no discernible impact upon the surrounding area and that it visually correlates with the surrounding development pattern.

Appearance

The materials used will be in accordance with samples already submitted and approved under P/2017/0026.

Annexe Access

The only access to the annexe will be via a side door to the garage from the host dwelling driveway, no independent access will be provided. There would be no separate highway access and no need to make any alterations to the existing access point.

Personal statement

Provision of this annexe will satisfy the personal needs of the applicant and his family.

The applicant's elderly father lives in an adjacent property with limited accommodation and was hospitalised recently due to a stroke. On his return home he will be unable to travel to visit family, who live out of the local area. The annexe would enable his relatives to stay (on an ancillary basis to the main dwelling) and temporarily assist in his care whilst not interfering with his living arrangements.

The applicant also wishes to use the annexe for office and study purposes, which will be its principal use.

Conclusion

This statement has demonstrated that the proposals comply with planning requirements in terms of amenity, design and visual impact

This proposal seeks to provide a much needed annexe that will enable a family to stay together and offer care and support.