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**OUTLINE PLANNING APPLICATION TO CONVERT EXISTING
OUTBUILDINGS TO RESIDENTIAL ACCOMODATION AT
HILLCREST, BLACK LANE, CHEADLE, ST10 4HB**

DESIGN AND ACCESS STATEMENT

**JOB NO 2922
REV- E
APRIL 2015**



OUTLINE PLANNING APPLICATION DESIGN AND ACCESS STATEMENT.

Site Analysis:

The Site is located between Black Lane and Renwick Lane and features an existing Bungalow and an outbuilding. The outbuilding is a garage that contains a workshop environment for the client's hobbies & interests 'dress making' and storage area towards the rear of the building. The Outbuilding is situated higher than the main bungalow below and is surrounded with a grassed area and a tarmac drive overlooking the surrounding countryside. Although separate from the main building, the outbuilding is situated in close proximity to the main house and would be completely ancillary to the main dwelling.

Services Information:

The proposed outbuilding will not have a separate address nor would it have a separate utility provision as it receives all its existing services directly connected from the main building i.e. Electricity and Water. In addition the property is off the main Gas network. The building is connected to an existing septic tanks as there is no mains sewer.

Character & Appearance:

In terms of visual impact on the wider area when approached from Renwick Lane the existing outbuilding is screened from view by the existing boundary fence and vegetation. In terms of aesthetics both the existing building and the proposed conversion (outbuilding)



consist of the same stonework and matching UPVC windows and doors, making the development match with the main house.

Vehicle Access:

Vehicle access is made by 2 points of entry from Black Lane or Renwick Lane. Black Lane is the main point of access to the main house and the proposed site for visitors and family and friends. However access can be obtained from Renwick Lane through the back gate that is strictly used if necessary for maintenance of the existing site. This access can be used in emergency situations as highlighted in the proposals see 'Proposed Access' section for details.

Proposal Details:

The proposals include the making use of an existing residential garage and workshop and converting it into accommodation for a dependent relative, whilst retaining all of the existing pitched roof and main structure of the building. The client would like to develop the site for usage by an elderly relative. The elderly dependent relative currently lives in Uttoxeter and her condition has changed to the point where the family has to visit twice a day to assist her with her daily routine of washing, dressing and cooking alongside carrying out all of the shopping as the relative cannot drive and struggles to walk unassisted, Furthermore given the nature of the ailments suffered by the relative the need to provide care will increase with time.

The Clients relative would like to keep her independence but have peace of mind knowing that her family are only seconds away if she requires assistance or feeling vulnerable as apposed to a 20 minute drive away. With the clients relative living on site this provides



reassurance to the family of her welfare and security and the relative does not feel a burden by having her own independence.

With regards to the external surroundings of the Outbuilding the only adaptation that would be made is an external Stair lift for usage by the elderly relative to allow her to visit the family for mealtimes and for social visits. The sole intended use of this proposed development is to be used as a Granny Annex. It is envisaged that following the demise of the intended occupant (the 89 year old Mother of one of the applicants) that the survivor of the other set of parents, who are circa a decade younger is almost certainly then to occupy the annexe.

Proposed Accommodation:

The accommodation would comprise a bedroom, bathroom and living room that would include a small Kitchenette consisting of a small refrigerator, microwave and small sink. The size of the accommodation would be small and the level of the facilities provided would be basic, enforcing its proposed usage as an Ancillary to the main building. The accommodation will not have a separate address nor will it have a separate utility provision. The Bathroom within the proposed accommodation will consist of a small compact wet room featuring a toilet, small hand basin and walk in shower area to satisfy the basic needs and requirements of the clients relative.

Proposed Landscaping

The existing landscaping will be unchanged and will be shared in conjunction with the existing property and will have no separate outdoor space of its own. The outbuilding is located in close proximity to the existing main house.



Proposed Access

Access to the developed unit will remain largely as existing, with the existing tarmac drive to be retained. Access to the proposed site is gained through Black Lane for friends and family of the relative. If urgent medical assistance was required access can be gained from Renwick Lane.

Drawings

The Planning Application is accompanied by Location, Site and Block plans.

