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**OUTLINE PLANNING APPLICATION TO CONVERT EXISTING  
GARAGE TO RESIDENTIAL ACCOMODATION AT  
7 HILLSIDE ROAD, WERRINGTON ST9 0LJ**

**DESIGN AND ACCESS STATEMENT**

**JOB NO 2946  
JULY 2015**

J.Kirkham



## **OUTLINE PLANNING APPLICATION DESIGN AND ACCESS STATEMENT.**

### **Site Analysis:**

The site is located at 7 Hillside Road, Werrington, ST9 0LJ and comprises of a 2 bedroom Bungalow and separate Garage. The garage contains a small workshop and Utility room for use by the occupants of the Bungalow. The Garage is fronted by a wide paved driveway that could hold an additional 4 cars. There is also a rear garden area to the existing bungalow. The garage is close proximity to the main house making it an ideal opportunity to create a small Granny Annexe that would be completely ancillary to the main house and would be used by the current occupants of the existing property.

### **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.

### **Character & Appearance:**

In terms of visual appearance the Garage is situated at the rear of the existing property and is well disguised via surrounding shrubbery and conifers. The Garage comprises of a similar appearance to the existing main house (Bungalow) with matching brickwork and UPVC framed double glazed windows.



**Vehicle Access:**

Vehicle access is made via one point of entry from Hillside Road and consists of a paved driveway with a comfortable space for up to 6 vehicles.

**Proposal Details:**

The proposals include the making use of an existing residential garage and workshop and converting it into ancillary living accommodation for the current occupants (The client) of the existing Bungalow, whilst retaining the existing pitched roof and the main structure of the building.

Due to current health issues (heart conditions) the client is looking to downgrade in size from the existing bungalow to a smaller unit that would be more manageable to maintain, whilst retaining their own independence, but does not wish to move areas due to living at the address for multiple years and is surrounded by friendly neighbours and supporting family.

As part of the proposals, the clients Son and his partner and young daughter would move into the 2 bedroom Bungalow and would be able to provide the necessary support to the client who would be living in the separate Granny Annexe.



The family would therefore like to remain as a close supporting family who can look out for and each other. As the clients age gradually increases their needs and requirements due to current health issues will grow and by having the annexe will allow the rest of the family to closely monitor and look after them at times of need and the client retains more of their independence and are reassured that the family are close by if they need help or any assistance.

### **Accommodation:**

The accommodation would comprise of a bedroom, ensuite 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 Bungalow. The accommodation will not have a separate address nor will it have a separate utility provision. All meals would be made within the main house and bought over to the proposed accommodation.

### **Landscaping**

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



## **Access**

Access to the developed unit will remain largely as existing, with the existing Paved driveway to be retained. Access to the outbuilding would be via the rear garden.

## **Drawings**

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

