

# Design & Access Statement

Proposed Demolition of Existing Garage and  
Construction of Granny Annexe

at

The Twigg  
Roughcote Lane  
Caverswall  
Stoke on Trent  
ST11 9ET

for

Mr J Edmond

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## **1.0 Introduction**

- 1.1 This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlines in circular: *Guidance on Changes to the Development Control System*, which came into effect on the 10<sup>th</sup> August 2006.
- 1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled *Design & Access Statements; how to write, read and use them*.
- 1.3 This is a full application for the demolition of an existing garage/storage building and the construction of a new granny annexe adjacent to The Twigg off Roughcote Lane, Caverswall.
- 1.4 The proposed granny annexe will be for the applicant's elderly parents, who require increasing support from the family in undertaking everyday tasks.  
The applicant's parents currently live approximately a 45 minute drive away and due to the increasing need for support this is slowly becoming more impractical from the current locations.
- 1.5 The use of the annexe will be ancillary to the main dwelling with strong functional links between them, whilst offering some independent living. It is intended that the parents will be regularly preparing and eating meals in the main dwelling, watching television/relaxing in the conservatory and all laundry will be undertaken using existing household facilities.

## **2.0 Uses**

- 2.1 The application site currently comprises a detached dwelling house together with a garage/storage building in the garden to the side.
- 2.2 This proposal seeks to create an annexe to provide ancillary accommodation for the applicant's parents. The construction of the annexe would allow the applicant to have peace of mind knowing they are close by and enable the family to provide the needed care now and in the future.

Whilst we accept that the proposed accommodation would contain all the facilities required for it to be used as an independent unit, its overall size would be small and the level of facilities it would provide would be basic, which is what would be expected for accommodation that is ancillary to the main dwelling.

A small kitchenette facility is provided in the proposal together with a small shower however it is expected that a lot of the cooking/dining for the occupants would take place in the main dwelling house.

There would be no separate;

- Access
- Address
- Utility Meters
- Curtilage
- Laundry Facilities

The applicant is happy to have a condition attached to any permission restricting the use of the granny annexe solely for ancillary use.

- 2.3 The provision of an annexe within the curtilage of the site will ensure that the applicant can be close to his parents enabling the family to be able to provide the required future support.

Locating the annexe within the garden provides peace of mind for all involved to know that there is a family member close by; but still enabling them to have some independence and privacy. Such a provision is an efficient use of family resources and reduces the strain on public service provision.

The provision of granny annexe's is supported by Central Government, Laying the Foundations: A Housing Strategy for England document, which states;

*"Planning homes and communities that enable older people to remain economically active, involved with their families, friends and community and able to choose where and how they live not only makes financial sense but also results in a better, more inclusive society."*

### **3.0 Amount**

- 3.1 The application seeks to construct a detached granny annexe of 48sq m together with the demolition of an existing garage/store which has a floor area of 36 sq m.
- 3.2 The proposal will provide a lounge, bedroom, kitchen and shower room together with an office for use by the applicant.
- 3.3 The proposal sits in an application site area of 1960 sq m.

## **4.0 Layout**

- 4.1 The proposed granny annexe is to be sited to the western boundary more or less situated on the footprint of the garage to be demolished, but still within close proximity of the existing property. This is considered an ideal location due to the border treatments providing an effective screen and the close proximity to the dwelling reinforces the ancillary nature of the proposal.

In addition this area of the site is not directly overlooked due to the orientation of the neighbouring property.

The proposal would have no greater impact upon the surrounding area than both the existing unsightly structure that is to be removed and indeed less than any permitted residential ancillary outbuildings or garages that could be erected under current permitted development rights.

The layout has been designed to make the most efficient use of the site whilst ensuring that the character and amenity of the locality is not compromised.

- 4.2 The layout has been further influenced by the requirement to provide suitable parking immediately in front of the proposal and still ensuring that suitable turning facilities are available within the site.
- 4.3 The building will also incorporate a small office area for the use by the applicant for his business.

## **5.0 Landscape**

- 5.1 The landscaping is described in general principal only with the exact details being reserved for subsequent approval as a planning condition.
- 5.2 The topography of the site is fairly flat with a screen hedge immediately behind the proposal and further groupings of small trees which will not be affected by the proposal.
- 5.3 There is little of significant landscape interest as the garden area is currently rather overgrown but upon completion the area will be generally rotovated and laid to lawn with a small hard paved patio area formed outside the lounge window to form an outside sitting area for the occupants.

## **6.0 Appearance/Scale**

- 6.1 The existing dwelling is of a traditional two-storey scale and form comprising red brick set below a tiled roof with a single storey conservatory extension to the rear.

The present garage is a timber framed and cladded building of a rather unsightly appearance and is falling into a state of disrepair.

- 6.2 The proposal seeks to continue the simple built form of other buildings within the vicinity albeit of a single storey scale.

The annexe has been designed to replicate a more traditional rural out building and therefore assimilate into the built and garden context without causing harm.

Consideration has been given to the design of the annexe in order to keep the size to the minimum, while still providing usable and comfortable living space.

- 6.3 The proposal has a simple elevational appearance to follow the general regular window fenestration found locally particularly the older traditional buildings found in the countryside.

- 6.4 The facing bricks will be a red/brown colour to match the traditional pallet of brick colours found locally and the roofing materials employed will be a traditional blue tile colour. There will be brick on end head and cill details to door and window openings.

- 6.5 The proposal is for a re-development of the site which is of an appropriate scale and appearance having regard to neighbouring properties and which it is anticipated will enhance the appearance of the locality and will contribute to the preservation of the environmental quality and character of the area.

## **7.0 Access**

- 7.1 For the purposes of this statement, compliance with the current edition of the Building Regulation Part M is assumed to be covered within the detailed design and the proposals, as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

- 7.2 For the purposes of this statement of the definition of “disability” is taken as that in Part 1 of the Disability Discrimination Act 1995.

All entrances into the building will be fully compliant with Part M of the Building Regulations having a level approach and entrance door threshold.

A ground floor WC is provided to the property and all internal doors will be of a sufficient width to suit all users.

7.3 A hard paved ramped access will be provided from the parking area immediately outside the proposal and to link with the existing dwelling house.

7.4 4 no. on site car parking spaces are proposed to serve both the proposal and the existing dwelling.

## **8.0 Conclusion**

8.1 The development of a granny annexe at the application site conforms to both national and local planning policy.

8.2 The proposed scheme has ensured that it meets the needs of the applicant's parents, but is also of a scale and design that reflects the existing dwelling and neighbouring properties. The proposed scheme is of a high standard of design that takes an appropriate approach to the following key design elements:

- The use of the annexe will be ancillary to the main dwelling;
- The appearance and scale of the granny annexe would appear subordinate to the main dwelling;
- The design, appearance and use of materials is appropriate within its setting;
- The dwelling will help care for the elderly parents of the applicant, which is supported in local and national policy;
- There is no loss of privacy by overlooking neighbouring properties; and
- There is no overbearing impact upon neighbouring dwellings.