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Design & Access Statement

**PLANNING APPLICATION FOR CONSTRUCTION OF OUTBUILDING FOR A PURPOSE
INCIDENTAL TO THE ENJOYMENT OF THE DWELLING HOUSE**

At

GREENWAYS, ROWNALL ROAD, WETLEY ROCKS, STOKE-ON-TRENT ST9 0BP



Photo courtesy of Google Maps

January 2021

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Introduction/Context

This statement is produced to support a planning application for construction of an outbuilding for purposes incidental to the enjoyment of the dwelling house.

The events of the past year have confined many people to their homes to avoid the spread of Covid 19. Many people have also been forced to work from home during this time and that may continue to be the case for some time, and for many businesses they may prefer to have employees working from home for the foreseeable future. Places for the purpose of entertainment, exercise and leisure have also been closed during the periods of lockdown during the pandemic.

This proposal is to provide an outbuilding in the garden curtilage for the enjoyment of the occupants of Greenways, to include a private gym, photo studio/media room, games room and a kitchenette adjacent to a decked area with hot tub for alfresco dining and relaxing.

The proposed single storey structure would be considered to be permitted development, and would not need planning permission in the surrounding ground was level. But the natural ground level slopes away from the front, so whilst the ridge height of the roof falls within the acceptable 4m maximum height at the front, the rear of the property exceeds 5m to the ridge due to the fall in the ground level. This could be resolved quite simply by stepping the ridge height and the floor level down by 1m or so within the building and introduce some steps within the games room. The overall appearance of the structure would be compromised by this step in level, and the proximity to neighbouring development far enough that the proposed structure would not have a negative impact to any neighbours.



Proposal

The proposal is build an outbuilding adjacent to the existing detached brick faced double garage, mimicking the proportions and style of the garage to ensure that the ridge height does not exceed the ridge height of the garage, as viewed from the front. The proposed development would provide space for the hobbies and leisure pursuits generally enjoyed by the family.

Use/Amount

The use of the building will provide spaces for the family members to work, rest and play. The proposed development is not providing any additional bedroom spaces, therefore there isn't a requirement to increase the parking provision on the site.

Layout

The proposed layout of the outbuilding works with the lay of the land, providing an alfresco dining and relaxing space at the rear of the building to enjoy the views of the fields and also to watch the children play in a small enclosed yard at the rear of the garage.



Whilst the front of the building will provide a private gym for use by the family member with appropriate weights and cardio workout machines. The photo studio will provide a place for the applicants to work when lockdown relaxations allow, for taking family portraits. The space would double up for a media cinema room. A games room would be used as the name suggests. The building would be connected to the side of the garage without any connection into the garage. The new rooms would flow from one to another in an 'L' shape on plan forming a private courtyard area behind the frontage.

Scale

The scale of the building is a single storey structure, taking the proportion of the garage and offsetting it, then providing a link to connect the roofs together. The front of the building has a ridge height of around 3.6m, whilst the ground slopes naturally down along the length of the building, resulting the ridge appearing to be 5m above the ground level.

Appearance

The external walls will match the brickwork of the garage. The mirroring front gable of the photo studio would be aligned with the front of the garage, with the linking aspect of the structure recessed slightly and narrower the flanking elements, to result in a reduced ridge height, using matching tiles as the garage.

Access

There is no change to the access or parking to the site. There is already ample off-street parking and manoeuvring space on the existing driveway to accommodate any additional vehicles parked on the site when the new building has been constructed.