

Design & Access Statement

**Single storey extensions to provide
Specialist assisted accommodation and
carers accommodation with conversion of
outbuilding to provide hydrotherapy pool.**

Stonemoor

Rownall Road

Werrington

Stoke-on-Trent

ST9 0JB

5 January 2022

Context

The site sits along the western edge of Rownall Road, Werrington approximately 0.2 miles north of the main Werrington settlement and is has an area 0.7 acres with a plot frontage of approximately 60 metres.

The existing dwelling is a single storey bungalow built with a mixture of stone features, render and facing brickwork with concrete interlocking roof tiles. The bungalow has an existing footprint of 142.9 sqm.

The property still retains Permitted Development rights to allow future extensions without the need for formal applications to seek planning approval.

There is a large single storey garage and workshop to the north-west boundary with a footprint of 115.6 sqm.

There is plenty of parking and access around the existing property.

The site sits in Green Belt that is governed by National and Local Policies regarding appropriate development in the Green Belt setting.

Proposal

The proposal seeks approval to provide a single storey side extension to provide essential accommodation for a disabled client forming carers accommodation, adaptive bedroom, assisted specialized wet room and therapy space.

The existing bungalow will be adapted to retain residential accommodation and direct access for the family in close union with our client and family member.

The existing workshop is proposed to be converted to a hydrotherapy room.

Layout and Scale/Planning Consideration.

When considering an appropriate layout for a disabled wheelchair user it is important to consider clear and concise internal circulation.

Fire escape and level access around the property is also an important factor.

The design proposal conceived in collaboration with Occupational Therapists, Case Managers and the family provides a simplified central access and corridor with manoeuvrability and ease of access from the specialist accommodation into the existing dwelling and access around the site.

The proposal will retain all the accommodation for the whole family on one single level and allow full inclusion for our client to fully enjoy their property with the family and in doing so the height of the proposal will be similar to the existing scale of the bungalow.

Whilst it is understood that National and Local Policy suggests that extensions to dwellings in the Green belt should be not disproportionate to the original dwelling to help reduce the impact on the openness of the Greenbelt and if it is necessary for the applicant to demonstrate Very Special Circumstances as a departure from these policies.

The site, property and its location are particularly desirable for our client and allows the potential with the proposed extensions to provide the essential specialised accommodation necessary to support ongoing care and the local infrastructure.

The existing dwelling has a footprint of 142.9 sqm and the proposed extension provides additional floor area of 112.4 sqm which shows an increase of 78%.

We therefore need to consider VSC and justify the need for the proposed extension.

Whilst it is clear to consider that the type of accommodation proposed for our client is very special and also essential combined with the difficulty in securing such sites that offer such flexibility and potential, may in itself be considered to be VSC.

However further VSC is the potential fallback position in the ability to extend the property without the need to formally apply for planning permission, in particular Permitted Development and Prior Notification applications.

It is considered that an 8m prior notification application for a single storey rear extension and two side single storey extensions of no more than half the width of the original dwelling could create additional footprints in excess of 222.5 sqm, which is nearly half of what is actually proposed.

See image below.

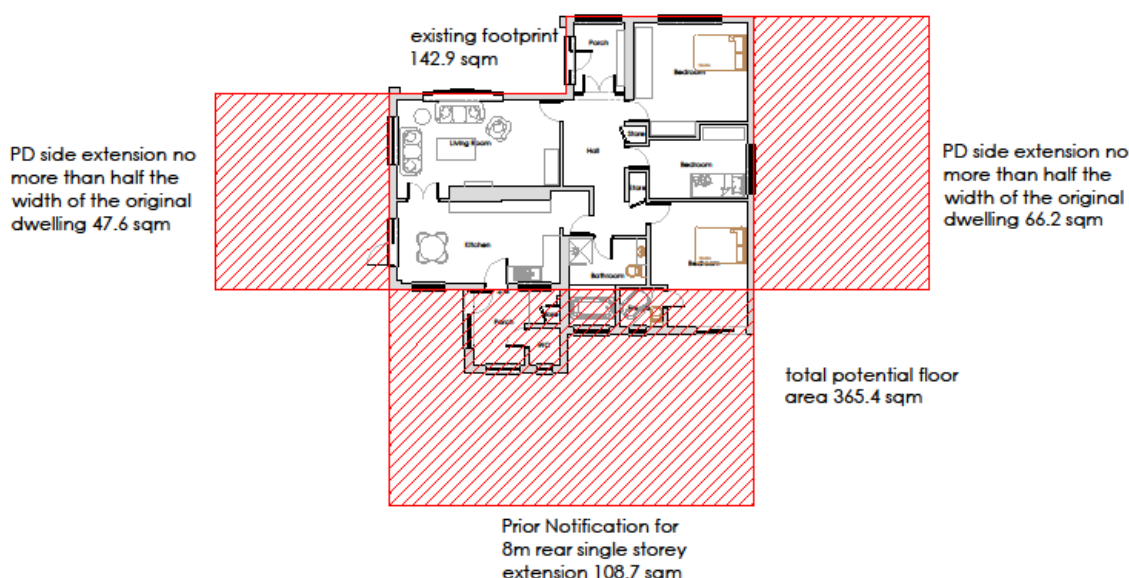


Image 1, indicating potential extensions to the plan

As part of consideration and if the Council are mindful to approve then a further VSC would the ability to remove further extension by the removal of Permitted Development by conditional approval.

Landscaping

It is proposed to further enhance the landscaping and screening to the frontage and west boundary of the site to assist in reducing the visual impact of the proposal and again this could be controlled by a condition on the permission.

This will also provide the family with a higher level of privacy and security.

Appearance

The proposal looks to extend to the south of the existing bungalow with a recessed link and then a further expressed gable mimicking the style of the existing building.

Access

The proposal seeks to retain the existing access and circulation with the site boundaries with no change.

We therefore seek approval from the Local Authority and would ask the Local Authority to consider our approach for VSC to gain approval for this specialist accommodation.

Yours Sincerely,

Ian Lewis



Director and Chartered Architect.
BA(Hons), Grad Dip Arch, RIBA

On behalf of Lewis Architecture Ltd.