

Channel Design Ltd

**Design and Access Statement
for
Planning Application at;
Highwayman Cottage,
Alton Road,
Threapwood,
Staffordshire.
ST10 4RA**

23rd October 2024

Introduction

This design and access statement accompanies a planning application for alterations to the house and the conversion of the garage to a granny annex. On the house we are proposing a two storey side extension and front porch extension. The garage has a proposed rear extension.

Situation and use

Highwayman Cottage is a 3 bed detached property at the end of a row of terraces. The cottage has a large garden and drive with a detached 2 bay garage. The house is currently lived in by the applicant, her 2 sons and her mum, who has recently moved in to help the applicant with her disabled son and her home schooled autistic son. The house currently, is not big enough, its very important to the applicant to stay in the house as her disabled son has very complex medical needs and she needs to stay within the catchment of their doctors who understands his needs.

Amount of development

There are 2 parts to the application, the house and the granny annexe. The 2 storey side extension to the house is to re-site the kitchen to allow the existing kitchen to be converted to a ground floor bedroom for the applicants disabled son. The first floor space will be used to extend the applicants bedroom allowing for more storage space, currently the master bedroom has head height issues with it being a room in the roof and limiting where tall furniture such as wardrobes can be placed. The extension will be no larger than the existing stone section of the house.

The property has an open porch, the proposed porch extension is to allow for a proper porch to give space for coat/shoe storage and to improve the thermal performance of the house especially with the new downstairs bedroom being adjacent to the front door. It also allows space for a small utility room, allowing more living space internally. It's a small extension and the main porch roof will be the same height as the existing.

The granny annex requires a small rear extension to allow the applicants mum to have her own space away from the house, at the moment they are all living on top of each other. Both sons require a lot of care, the applicant runs her own business and her mum provides the care required for her to be able to continue working and know her sons are well cared for, to do this she needs to live on site and be available at all hours. The annex is so important for her mum to be able to live on the property.

The annex is future proofed with a large bathroom with wheelchair turning space if required, this takes up a lot of space in the existing garage meaning the extension is essential to provide living space away from the main house to give the mum the rest she needs. The applicants disabled son will never be able to care for himself so one day he will be able to move into the annex and have his own space and some independence while still having help on hand.

Layout and appearance

The extensions to the house allow the layout to be altered to better suit the needs of the applicant and her family. With the 3rd bedroom being moved down stairs, it means the first floor bedroom can be incorporated into the existing bathroom to create a large bathroom to suit the needs of the disabled son. The current bathroom is too small and the applicant finds it very difficult and dangerous to lift her son in and out of the bath.

The 2 storey extension will be in stone and plain tiled roof to match the existing. The walls and roof will be in line with eaves and ridge height to match the existing, we have altered this so the extension doesn't look like an extension on an extension as the planner commented in her pre-app. The roof lights are for natural light only, like the

existing en-suite roof light you will not be able to see anything other than the sky out of them due to their height so they pose no risk of overlooking any neighbouring properties. The ground floor kitchen window looks out over the front, it does not overlook the neighbours property as there is a tall close boarded fence between the 2 properties. The porch extension is to be rendered to match the front of the house, the roof will be plain tiled this looks out onto the blank gable wall of the neighbouring property.

The house extension doesn't encroach on the existing drive and does not increase the number of bedrooms to the property therefore has no effect on the parking. Although the garage is being converted and 2 potential parking spaces are lost, it is currently used as storage. 3 parking spaces can be comfortably accommodated on the drive.

The layout of the annex has been designed so it's spacious enough to provide a home for the applicants mother and further down the line some form of independence for her disabled son. There are no windows facing the neighbours garage or property other than a window into the bathroom which will have obscured glazing. The windows and roof lights are either looking out over field beyond or onto the applicants garden. The shape of the annex has been designed around the existing decking, giving it an L shape.

The existing garage will be insulated externally and new timber effect fibre cement cladding will be fitted to the existing and new sections to give a fire rated finish. The extension roof allows for the fitting of solar panels to reduce the carbon footprint of the new annex. The extensions roofline is lower than the existing garage and the existing garage and neighbours adjacent outbuilding will screen the annex extension from the neighbouring property.

As can be seen from the photos below the annex and extension are barely visible from the surrounding roads.



View from top drive towards house



View from top of drive towards annex



View from Sandy lane, neighbours garage just visible in the distance.

Conclusion

The proposed development will allow the applicant and her family to live comfortably, improving their quality of life immeasurably, allowing them to continue living in a house they love, giving the sons the stability they need and allowing the applicants mum to live with them and continue with the essential help and care giving. Its very important for the applicant to retain her son's current doctor, his disability means he has frequent appointments there and continuity of care is so important.

The house is on a large plot, the extension and conversion are sympathetic to the site and set well back from the road and are obscured from view from the main road by various hedges, trees and outbuildings. From Sandy Lane the site is not visible. The extensions don't overlook other properties or obstruct anyones view.

The proposed design has been discussed through a pre-app with the planner Lisa Jackson. We have taken on board the comments and made amendments as appropriate, in particular redesigning the proposed annex extension and house extensions. We believe the proposed works are well designed and thought out solutions to the clients requirements and sit well within the site and as such should be supported and recommended for approval.