

DESIGN & ACCESS STATEMENT

NEW 1 BED RESIDENTIAL ANNEXE

36, GREENWAY, HAYES, UB4 9HP

INTRODUCTION

This statement has been prepared on behalf of Mr Gohar Ali, the applicant and owner of the above and relates to a proposal to add a residential annexe within the rear garden of his family dwelling to be used to accommodate his elderly Mother in Law who is in need of increasing day to day care and support. The erection of an annexe will provide the balance of independence while still having a functional and family link on a day-to-day basis.

PROPOSAL

This application seeks to erect a single storey timber annexe within the curtilage of an established C3 dwelling. The use of the annexe will be ancillary to the main dwelling with strong functional links between them. It is intended that the occupant will be preparing and eating meals in the main dwelling, watching television/relaxing, socialising with the family and using existing household facilities but with private sleeping and limited kitchen and bathing facilities available within the annexe.

To confirm there will be no separate:

- Address
- Post Box
- Utilities and utility meters
- Services such as internet, phone line and television
- Parking
- Garden area or curtilage
- Access

The proposal does not represent a separate dwelling and could not operate as such given the undesirable site constraints and reliance on the host dwelling.

SITE CONTEXT

The application site is located on the north eastern side of Belmore Playing fields and the host dwelling is a semi-detached two storey facing brickwork property with a tiled pitched roof and white uPVC windows.

The site benefits from ample private amenity space and off-road parking. The application property is bound by neighbouring gardens on all sides; however, the curtilage is well defined and enclosed through high domestic fencing on all sides providing an effective screen and a high level of privacy.

The surrounding area is residential and it is not out of character to find ancillary buildings located in the neighbouring gardens.

The site is located in Flood zone 1.

PRINCIPLE OF DEVELOPMENT

Relationship with dwelling

Whilst the annexe will not be physically attached, it would have a clear dependency on the main dwelling for basic services such as water and electricity. In addition to the clear functional connections between the house and the annexe, the limited facilities of the annexe clearly demonstrates that independent use would be difficult and undesirable.

Layout and Siting

The proposed annexe would be sited along the rear boundary fence where it will not be visible from the street and where the largest distance is possible between windows to the annexe and those located on the rear of neighbouring properties.

Careful consideration was given to this positioning to ensure that the development would not negatively impact upon the neighbouring dwellings and streetscene, whilst maintaining its ancillary relationship with the host dwelling. The border treatments in this location will help screen the proposed annexe, reducing any visual impact and protecting privacy. We believe that the proposal will have no impact on the existing amenity of the neighbouring properties or on the surrounding area as a whole.

Scale and Amount

The size of the annexe has been carefully considered to provide comfortable accommodation whilst ensuring the impact on neighbouring properties remains minimal. The size has been considered to reflect the relationship of a traditional ancillary outbuilding, the single storey design will provide a clear subordinate appearance to the host dwelling and surrounding properties in terms of mass and scale. Due to the size of the host plot the proposal does not look at odds with the surrounding pattern of development.

We believe that the proposal would have no greater impact on the surrounding area than an outbuilding which would be permitted under Class E of the GPDO.

It is a strong material consideration that if the height was reduced the applicant could build the physical structure itself under Class E Permitted Development Rights. Therefore, we believe the proposed annexe in its current form and size is acceptable, and in accordance with local planning policies.

Access

The only access into the annexe will be through the existing arrangement, no independent access will be provided. There would be no separate highway access or need to make any alterations to the existing access point.

Parking

As stated above, no separate parking is proposed or required as the proposed occupant is reliant on the applicant for travel so the existing parking arrangement is sufficient.

Services

New water and electricity will be provided via the existing dwelling supply to ensure they remain connected and the annexe can not function independently in the future. Similarly, only essential bathroom and limited kitchen facilities have been included within the annexe to provide an element of independent living to the occupying parent but main meals will be provided by the applicant from the kitchen of the main house.

Future occupancy

The applicant would be happy to agree to an appropriate condition restricting the use of the annexe to only ancillary.

Whilst the National Planning Practice Guidance was published on 6 March 2014 and Circular 11/95 was cancelled, Appendix A of the Circular is currently retained.

Therefore, such a condition continues to be promoted by the Government. The circular states; "It is possible that a 'granny annexe' which provides independent living accommodation, could subsequently be let or sold off separately from the main dwelling. Where there are sound planning reasons why the creation of an additional dwelling would be unacceptable it may be appropriate, to impose a planning condition to the effect that the building permitted shall be used solely as accommodation ancillary to the main dwelling house."

The applicant is happy to accept the below condition, taken from model condition 47 from Circular 11/95:

"The proposed building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling" .

Given the above, we believe the principle of an ancillary annexe, subject to further assessment on; amenity, design and visual impact, should be considered acceptable.

CONCLUSION

The principle of the proposal can be considered acceptable, with the use of the annexe secured by a model condition that can be readily enforced.

This proposal seeks to provide a much-needed annexe that will help a family stay together and provide the required care for each other. Not only does this help relieve the stress on our public health care system, it provides a very sustainable form of development that should be championed.

We therefore respectfully request that this application is granted.

Full details of the annexe have been provided on the accompanying drawings.