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# DESIGN AND ACCESS STATEMENT

Date: 29<sup>th</sup> October 2018

**Relating to Planning Application for Proposed Granny Annexe at Folly Cottage, Cotmarsh Lane, Nr Broadtown, Wilts, SN4 7RA**

## **Introduction**

This Supporting Planning, Design and Access Statement has been prepared on behalf of Mr and Mrs P Tyson, the owner of the property.

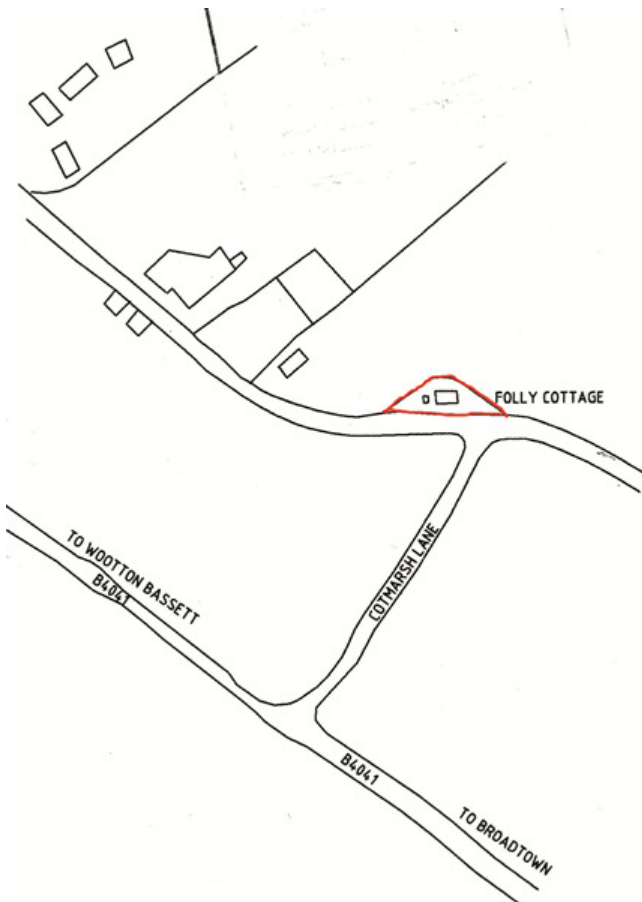
It accompanies a planning application for the conversion of the existing garage and hobby room into a granny annexe to safely accommodate the owner's elderly parents.

## **Proposed Development:**

This development seeks to provide the following:

- Conversion of the existing garage and hobby room into a granny annexe comprising of a bedroom, lounge with kitchenette and a wet room.

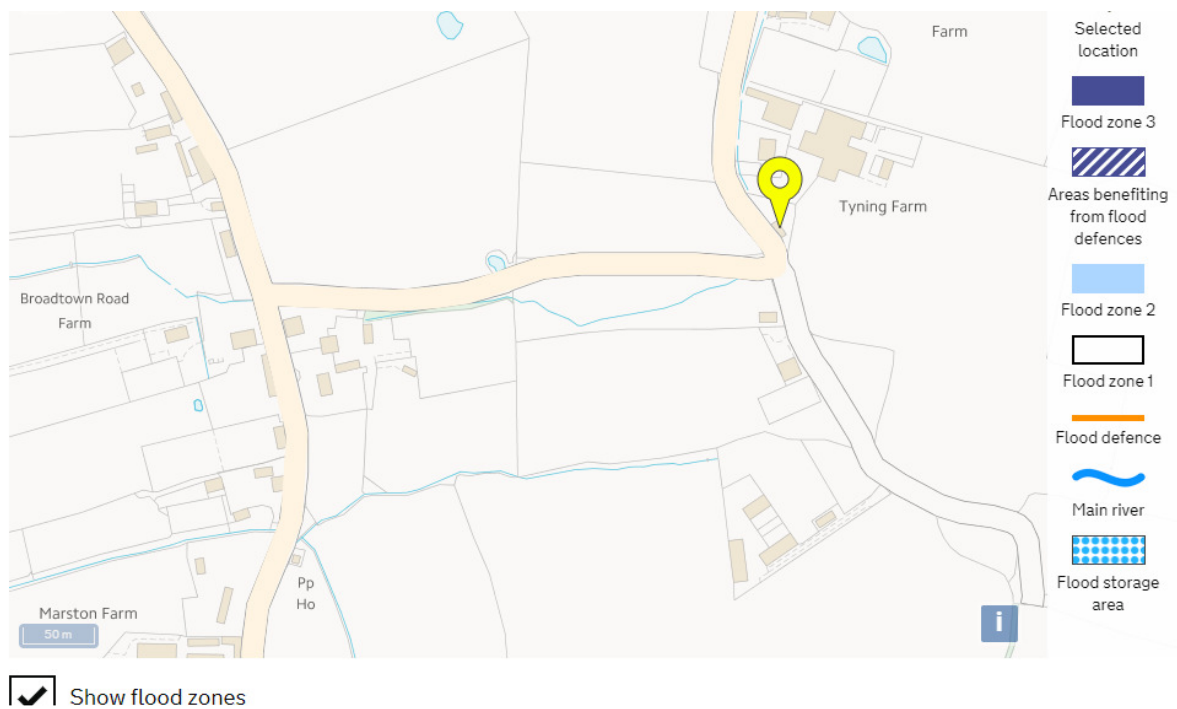
## **Assessment of the surroundings of the proposed development:**



- Folly Cottage is situated just off Cotmarsh Lane, Nr Broadtown.
- The cottage, along with the current garage is surrounded by farmland to all aspects. The field to the south is owned by the owners of folly cottage, To the east, west and south are open fields, and to the NNW are the neighbouring farm buildings and farmhouse which are 40 to 50m away. In addition to this an amount of high shrubs and trees within the boundary of folly cottage.
- The main property is a two storey, three bedroomed detached cottage.
- The proposed annexe is of block construction, externally rendered with a concrete tiled pitched roof. The hobby room, which is a newer construction, matches the original garage.
- The doors and windows are currently white upvc or white timber, The garage doors would remain in order to keep the frontal appearance identical to its current form.
- The main access to the property is via a gated driveway to the front of the main cottage via Cotmarsh Lane.
- The property is in good structural condition.

## **Flood Risk**

The property is in Zone one – low risk



## **Site Photos**

**Side Elevation (south east facing)**



**Front Elevation (south west facing)**



**Side Elevation (south east facing)**



**Rear aspect (view to the North East)**



**View to the N, S, W and NNW**



**Main Folly Cottage (rear elevation)**



### **Main Folly Cottage (Side/Front Elevation)**



### **Relevant Planning Policies**

- Wiltshire CP57/68 Core Policy
- Wiltshire saved H33 Policy
- National NPPF Policy and Strategy

#### H33

This granny annexe provides ancillary accommodation for the owners parents (Please see Supporting Personal Statement).

The conversion of an existing outbuilding (part IV) to a granny annexe will ensure safe accommodation for the owners parants, and give them peace of mind knowing they are close by and enables the family to provide the needed care now and in the future.

There are no separate;

- Utility meters;
- Address;
- Outdoor Amenity; or
- Access

Once the annexe is no longer used by the applicant, the annexe will remain an ancillary outbuilding/living space for family members within the host property.

The structure and external fabric of the property will not change in any way, aside from an additional roof light and window. The existing garage doors will also remain in situ

There are no planned demolition works in conjunction with this proposal.

Any alteration (windows and doors) have been designed to be in keeping with the existing property.

We are of the opinion that the proposed alteration does not detrimentally affect the aesthetics of the property or the surrounding area.

There are no alterations proposed which will detrimentally affect the current parking arrangements for the property.

NPPF (paragraph 127f)

Planning decisions should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

## **Evaluation of Proposed Design:**

### **External**

1. The proposed alterations will not alter the current footprint of the existing garage/hobby room nor the external appearance aside from 2 Velux roof lights, and an additional window opening.
2. All proposed external doors, windows, render etc. are to match the existing property in construction, style and finish.
3. The proposed windows will be A rated for energy efficiency.

### **Internal**

1. The proposed design provides a safe environment, including a wet room facility in order to provide a lifetime annexe for the main property owner's elderly parents.

### **Car Parking**

1. There is currently adequate parking for 4 vehicles to the front of the property. This provision will remain.

## **Landscaping and Amenities**

All existing trees, hedges, shrubs, landscaping and fencing are to be retained as existing. The existing gravel drive will remain as access to the main property as well as the annexe.

## **Conclusions**

Planning permission is sought for the conversion of an existing garage with hobby room attached to a granny annexe, located within the garden of the main dwelling.

Our aim is to alter this property to provide safe facilities which will cater for the elderly parents of the owners without being detrimental to the character of the existing house.

The structure and external make-up of the property will not change in any way, aside from 2 additional roof light and a window.

There is no overbearing impact upon neighbouring dwellings and there is no loss of privacy by overlooking neighbouring properties.

We respectfully request that the Council look favourably on this application and would agree to such conditions as the Council sees fit to impose.