

# **PLANNING STATEMENT**

**On Behalf of**

**Mr & Mrs D Edney**

**Proposed Development**

**At**

**60 ST. MARY'S AVENUE  
GOSPORT  
PO12 2HX**

# Planning Statement

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## **Description**

This Planning Statement is in support of an application for an annexe building to the rear of 60 St Marys Avenue.

The proposed annexe is for the exclusive use of Mrs Edney father who is looking to occupy the annexe on a full time basis as he is now not able to support himself in his current home.

Mrs Edney makes daily visits to him in order to cook and clean, therefore having the annexe will enable both parties to enjoy a better standard of living.

The proposed annexe will remain within the ownership of Mr & Mrs Edney there is no intention to split the title of the property as a result of the proposed development.

Once the proposed use is no longer required the annexe will remain an integral part of 60 St Marys Ave with proposed uses being considered such as office space and games room.

The proposed siting of the annexe is within the rear garden area with a proposed floor area of 75 square metres constructed in a style in keeping with the existing property and character of the area.

View of the proposed area for the annexe



## **Background Information.**

Sadly Mrs Edney recently lost her mother which has resulted in the need to address her fathers wellbeing.

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Mr Mervyn Franckeiss is suffering from Idiopathic Parkinson's disease - diagnosed 2018 with Bio prosthetic aortic valve replacement 2007, Right carpel tunnel syndrome and has recently had a number of falls at home.

The recent falls have left Mr Franckeiss in pain and in need of more attention and support from hes family, hence the need for him to be closer to the family home.

## **Planning Policy Context**

Both local and national policies have been considered in preparation of the proposed scheme.

## **Design Proposal**

The proposed annexe building will occupy and small area of the existing rear garden allowing sufficient garden space to be enjoyed by both parties.

The proposed bungalow is intended to pick up on some of the local features and to be constricted using good quality materials to reflect the character of the area and the existing property with a ridge height of 5.1m and an eaves height of 2.5m.

The existing ground level is to be retained to support the development with a small ramp built within the existing boundaries this is required to support a full level access for wheelchair use.

Additional soft landscaping is proposed to encapsulate the bungalow within its surroundings.

## **Access**

The proposed site area will have a level approach in accordance with Part M of the building regulations. On entering the property from a level entry access can be gained to toilet facilities to meet current building regulations standards.

## **Conclusions**

The proposed annexe is being considered so that both families are able to enjoy a better standard of living whilst making the best of their available resources. The annexe will give Mr & Mrs Edney and her family a great deal of comfort knowing that her father is closeby.

We believe that the proposal represents a high quality development, which would sit comfortably in its surrounding environment. In light of this, it is considered that the proposal is compliant with both local and national policy.