

SUPPORTING DESIGN AND ACCESS STATEMENT

64 BRENTWOOD ROAD, INGRAVE, BRENTWOOD ESSEX CM13 3RD

Introduction

This supporting statement is prepared on behalf of Mr Williamson of 64 Brentwood Road, Ingrave and is in support of the application to build an annexe within the rear garden of the property.

The aspiration of the application is to provide the property owner with a detached annexe to offer modern living accommodation for elderly parents to use when visiting the UK and the use of a home office.

Site

The site is located entirely within the settlement boundary for the village of Ingrave and is a one-storey detached dwelling off Brentwood Road (A128).

The site current consists of a one storey bungalow, with off street parking for 6 cars with a garage and shed to the rear of the property. The property presently has no vehicular access to the existing garage as the width down the side of the property is just 1.8metres, with steps from main property reducing this width further. Therefore, the garage is not currently used for parking and is superfluous to the occupiers needs.

The site is approximately 13m wide and 53m deep set back off Brentwood Road and is bounded on the remaining three sides by hedges and a fence. There is a two-storey brick house (No.62) to the north and a two-storey rendered house (No. 66) to the south. The property is also bound to the east by an existing outbuilding within the garden of a property on School Lane.

Proposal

The proposal is to demolish the existing garage and shed at the rear of the garden and to construct a new annexe, designed to provide additional living space for the property including a home office.

The size of the annexe within the rear garden has been maintained at a moderate size and retains a large garden area to provide sufficient amenity for the property.

Amount

The proposed gross internal floor area of the annexe is 72sqm.

Scale

The scale and height of the single storey building is not considered to be detrimental to the visual appearance of the area due to replacing an existing garage in the same location.

The annex will have an eaves height of 2.55 metres and an overall height of 3.78 metres which is within the range of what is typical for garages and outbuildings within gardens. It will therefore be a scale which appropriate the surrounding area and will not impact upon residential amenity of any neighbouring properties.

Overall, it is considered that the scale of the proposal would not have a detrimental impact on the general amenities of nearby occupiers by way of overlooking, overbearing effect or lack of privacy and would full comply with Policy CP1 of the Brentwood Replacement Local Plan.

Appearance

The proposed annexe is to be constructed from a timber frame with timber boarding to finish (colour: Monterey taupe) with white uPVC windows and doors. The proposed roof tile to be used will be a plain brown tile to match the existing property on site.

A timber frame and boarding has been chosen for its sustainability benefits and to ensure that the annexe assimilates into the garden

The roof to the annexe has been designed with shallow hipped roof accompanied with rooflights to ensure it causes no adverse effects on the amenity of the neighbouring properties whilst allowing sufficient daylight into the new annexe.

The full height uPVC sliding doors finish will open into the garden.

The appearance of the proposed annexe is considered to be in full accordance with Policy CP1 of the Brentwood Replacement Local Plan.

Use

The building will continue to be used as additional accommodation for the family home for Mr Williamson including as a home office but with the comfort of having the option to accommodate his elderly parents if and when required.

All habitable rooms are served by windows or French doors providing adequate light, ventilation and outlook and a large sized garden is retained. The proposal is therefore considered to provide adequate living conditions for future occupiers of the annexe.

Access

The proposed annexe will be accessed via the garden down the existing pedestrian garden access to the north side of the house. The existing bungalow has sufficient parking to the front of the property of up to six cars which is sufficient provision for both the bungalow and proposed annexe. The proposed scheme does not change the level of parking provision for the property.

The new front door will provide level access into the annexe from the garden with a carefully detailed drainage design.

The double opening doors into the living area will have a 150mm step down into the garden.