

Statement accompanying application for proposed Garden Room

at

Charlotte Straker, Cookson Close, Corbridge.

The proposal submitted herewith looks to replace an existing external timber decked seating area. This is located on the principal elevation of the property accessed from a hard standing adjacent to the main entrance and the existing dining room.



The timber deck has proved itself to be a useful additional space for visitors and residents alike, however this is very much weather dependant. Given the charities recent experience as a result of the Covid-19 pandemic, it has highlighted the need for more social space within the building to maintain suitable social distancing measures in order to protect the residents and the key worker staff caring for them.

It should be noted that two bedrooms have been given over to isolation rooms as a result of the pandemic to safeguard all those at the home.



The proposed extension would provide an additional internal floor area of 25sqm, being accessed directly from the dining room but maintaining a ramped approach from the paved area alongside (see photo above). The construction of the building would ideally be in natural stone quarried locally to match in with the original part of the house to which it would be attached. The white painted windows and stone surrounds would match the existing, with low sills enabling a good visual aspect from the new room.

We have indicated the proposal with a slate covered pitched roof with rooflights. The committee/trust are looking for the officer's support on the proposal as a whole.

The proposal will not reduce the number of parking spaces on the site, nor interfere with the means of vehicle access or manoeuvring on the site. Pedestrian access to and from the building will not be adversely affected.

It is intended that the proposed extension is set away from the side of the home, thus enabling the retention of the windows along this part of the building. These rooms serving as an en-suite bedroom arrangement.

We welcome your comments and the applicant is willing to take on board any further suggestions that the officers would recommend. Should the officers have any queries or require a site visit, please contact the undersigned.



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