

Planning Department
Stroud District Council
Planning Services
Ebley Mill
Stroud
Gloucestershire
GL5 4UB

20th April 2021

Dear Sirs

**Replacement Garage and Annexe at Worplesdon House,
Cambridge. GL2 7AL**

This is a supporting letter to accompany the planning application for the demolition of an existing garage and the erection of a new garage with home office above and a single storey annexe to the rear.

The annexe is required to provide accommodation for a dependent relative whose needs preclude them from living independently. The annexe is designed to meet accessibility standards to allow for future needs as appropriate.

A garage is still required for the property as is a home office to enable continued home working for the future.

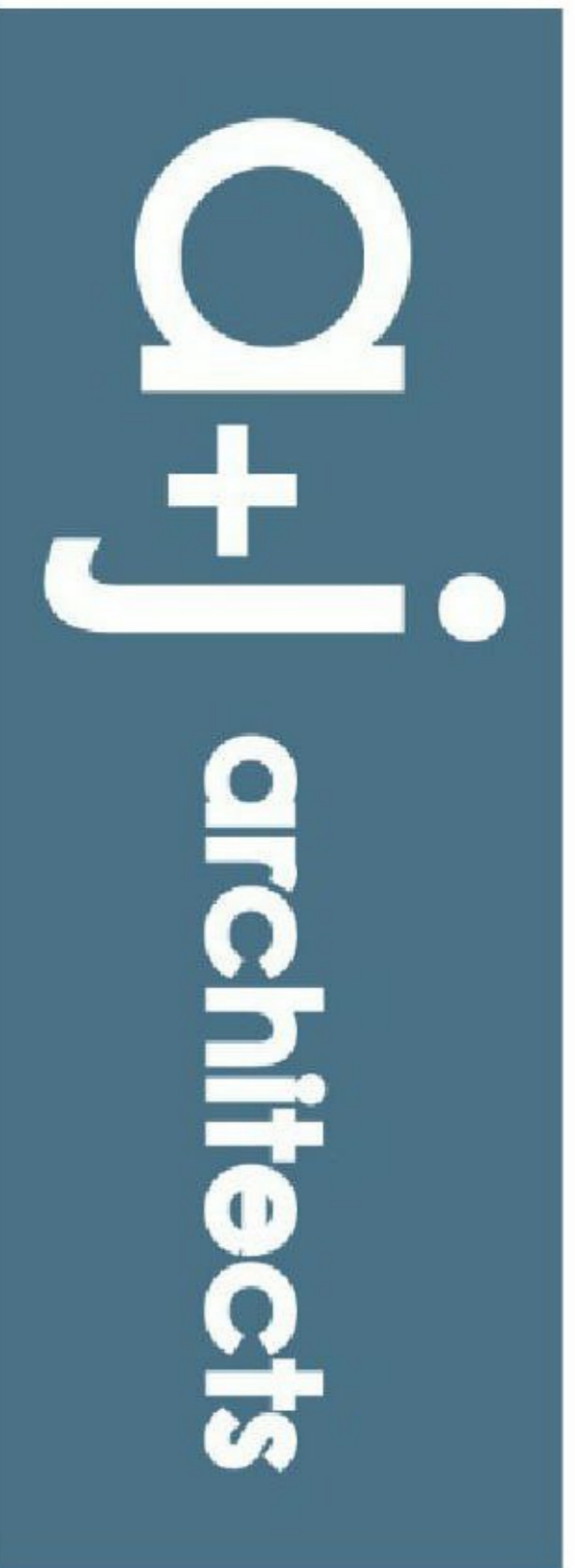
The host property is a red brick villa style house, dating back to c.1860 and regard is had to the design and character of this property and the history of the local area.

The proposed garage is not a full 2 storey building but one and half storeys. Sash style PVCu casement windows are proposed with inset brick arches above the window head to create the impression that this building would have had taller windows in the past and reflect the warehouse style vernacular. This device helps to break up the front elevation. Rooflights are used to bring light into the roof space office.

The front elevation will be constructed with red brick to the front and to the side gable facing Worplesdon House. The opposite gable will be rendered due to it facing the neighbour's gable wall. The garage is brought forward to align with the neighbouring property's building line to minimise the impact on the host property and on the neighbour of the annexe. This also allows for the retention of a mature laurel tree.

The single storey element will be fully rendered. The roofing material will be artificial slate.

Wherever possible the proposed annexe will be designed to maximise its sustainability potential. It is designed to maximise where achievable



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passive solar heating but at the same time to minimise the effects of solar overheating by using a deep overhang along the western elevation.

The proposed works allow the family to care for their dependant relative and will ensure the continued use of the dwelling as a single family home. It has been carefully designed to be in keeping with the character of the host property and to respect the surrounding area.

The requirement for the dependent relative annex is a much needed facility and its need is becoming more critical.

Consequently, we would welcome officers assess the proposal in a positive manner and at their earliest convenience. Should you wish to discuss any aspects of this application, then please do not hesitate to contact me.

Yours faithfully

