

## Design Statement:

Conversion of Outbuilding to Annex, Sarnia, Two Burrows, Blackwater, Truro TR4 8HN.

# **Gary Churchill & Chloe Harrison,**

Sarnia, Two Burrows, Blackwater, Truro TR4 8HN.

Ref. No: **2383**

12/04/21

This application follows a pre-application submission made in July of 2020 ref: PA20/01702/PREAPP and letter dated 01/10/20 from the case officer Stacey Lowe.

### **1). How the proposal may affect other properties & people?**

The nearest dwelling, Two Burrow Cottage is some 3-4m from the application building, however there are no proposed openings facing the neighbouring property, as a result the proposal will have no affect on the adjoining property, the application site is also well screened from the highway by existing planting & hedges.

### **2). Does the development take account of the character of the existing building and surrounding buildings?**

The design of the proposal has been carefully detailed to match the details & materials of the existing building and host dwelling, no changes are proposed to the overall size, external finishes and appearance other than one additional opening and alterations to the existing openings facing the host dwelling and parking court yard.

### **3). Why does the development face the way it does?**

The siting and orientation of the proposal has been determined by the location of the existing building and the internal layout preferred by the applicants, facing towards their property and carport. The proposed changes, it is believed, provides the best solution to the applicant's requirements and the end users.

### **4). Will the proposal create overlooking or privacy issues for neighbouring properties?**

There will be no additional issues regarding privacy with the neighbouring property.

### **5). Why is the scale of the proposal as proposed and is it in proportion with the rest of the house?**

While the application building is some 20m from the host dwelling, its scale and appearance make it subservient to the main dwelling, with no alterations in the size or overall size or height being proposed, it will therefore continue to sit well in the group of buildings that form the courtyard leading to the dwelling.

### **6). Is it necessary to retain or enhance any landscaping features?**

The existing boundary features will be retained, there will not be a need for any additional planting or screening.

### **7). Ensure that all potential users will be able to gain access to the proposal, including the young, elderly, and disabled.**

The proposal being alterations to an older type property is not under the Building Regulations required to show compliance under Part M (Disabled Access), however, features to allow access to be made easier for the disabled and the elderly while re-arranging the internal layout to provide reasonably spacious accommodation will aid access for all. The proposal as detailed in the following section is to provide accommodation for a disabled relative.

### **8). General, why proposal is required?**

The applicants acquired the property in August of 2019.

While it was considered as to whether extension of the dwelling would create the accommodation needed, the present layout of the dwelling and difference in levels between the access/parking area and the dwelling make it difficult for disabled/wheelchair access. It was therefore concluded that the existing office/workshop/garage would be suited to conversion to the required annexe without too great a cost and the need for new buildings.

In July of 2020 the applicants submitted a pre-application enquiry of the Council ref: PA20/01702/PREAPP regarding the conversion of this building, at present a workshop/garage & home office into a two bedroom annex for Miss Harrison's [REDACTED] A letter dated 01/10/20 was received from the case officer Stacey Lowe.

The case officer highlighted in the pre-application response stated that *"Residential annexes are a common form of development that are generally proposed in order to allow relatives to live with their family with a degree of independence, but with a reliance on facilities within the main dwelling or the requirement for the support of its occupants*

or vice versa. In many cases, such proposals are considered to be acceptable by the Council. Consideration is given, however, to the location and scale of proposals to ensure that this does not result in development which may be in an inappropriate location and represent unsustainable development”.

As explained previously, the proposal is for [REDACTED]

The case officer in her pre-app. response further commented that “*whilst the rationale for this suggestion is understood, it is questionable whether any of the outbuildings are within the curtilage of the dwelling. The definition of a 'curtilage' or 'domestic' curtilage is usually a garden or the space immediately around the dwelling. The domestic curtilage is not necessarily marked Page 4 1 October 2020 off or enclosed, but it should be clearly attached to the house or serving the purpose of the house in some useful and intimate way on a daily basis. This would need to be clarified within a submission to meet the annexe guidance. The Council has guidance in place for annex accommodation and to comply with this guidance, the resultant annex would need to retain a functional and social link with the main dwelling and not have its own garden space or separate access. Additionally, no justification has been submitted for the requirement of two bedrooms and to clarify, the LPA's Annexe Guidance Note states: 'annexe proposals that include more than one bedroom will normally be refused unless there is a specific and compelling reason for a second bedroom'.*”

The application building has already been in use by the previous owner as an office/workshop & garage and adjoins the car port & further garage used by the main dwelling with the detached smaller domestic store building forming the other side of the parking courtyard and access to the dwelling. The application building overlooks the vegetable plot of the dwelling to the south-east. It is therefore contended that the application building is well related to the existing dwelling and falls within the domestic curtilage of 'Samia', the annexe will not have its own separate garden space nor separate vehicular access or parking area, it will share the pedestrian and vehicular access with the main dwelling.

In conclusion, it is felt that the proposal utilising an existing building that is already used for ancillary domestic purposes will not have an adverse impact on the character of the area and will continue to sit comfortably within the immediate setting. The design reflects its surroundings, with reference to the rural location, the existing dwelling and existing outbuildings. It is also believed the proposal will protect neighbours from overlooking and unreasonable loss of privacy, overshadowing and overbearing impacts, the building will not be altered in shape or size or position of openings facing the neighbouring property.

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