

Detached Residential Annex for Dependent Relative

at

High View, Elmsmere Drive, Oldcotes

## Design Statement



Street View of High View, Elmsmere Drive, Oldcotes

8 JUN 2021

## **1 Site**

- 1.1 This large detached dwelling house sits in a quiet residential cul-de-sac, just off the A634 Blyth Road at Oldcotes.
- 1.2 The existing dwelling house forms five bed roomed accommodation, over three storeys.
- 1.3 The North Facing rear garden overlooks fields to the rear. There is a screen fence both sides and a reduced height fence to the rear , permitting views across the fields.
- 1.4 The site has no undue cross falls from side to side, or front to rear.
- 1.5 2m high walls and fences screen the majority of the rear/side garden

## **2 Application History**

- 2.1 There are three applications registered on-line and all appear to relate to the original planning applications for the five bed-roomed dwelling house namely, 66/12/00003, 13/00034/RSB and 15/00062/FUL. There are no records of any subsequent applications and the property remains in an “as built” condition to this present day.

## **3 Proposals**

- 3.1 These new proposals detail the erection of a detached single storey residential annex in the rear garden of the property, complete with one double bedroom, en-suite bathroom, kitchen and lounge area.

## **4 Policy and Guidance**

- 4.1 The proposal was subject to a very detailed pre-application advice submission proposal. The policies detailed in that response were, CS1, CS9, DM4, DM5, DM8, DM12 and DM13.
  - The pre-application response stated that the proposals, when tested against the planning policies, would generally be in keeping with the original dwelling house and wider area, and may be acceptable in principle, in planning terms.

## **5 Design**

- 5.1 The brief provided by the client was to erect a single storey residential annex to the rear of the existing property.
- 5.2 The design had to incorporate a bed room, en-suite, small kitchen and lounge, and be capable of being used by a dependant relative, allowing a reasonable level of autonomy and easy access.
- 5.3 The design should follow that for which pre-application advice was sought. The pre-application advice submission showed a rendered treatment to walls and the client requested that this be changed to matching facing brickwork as the application of a render treatment to the elevation facing the neighbour, would be difficult to provide.
- 5.4 To incorporate the features requested the annex is approximately 10m x 4m, with a wider section (5m) at the end incorporating the bedroom.
- 5.5 A level access ramp will serve the entrance..
- 5.6 The materials of the masonry walls and tiled roof, will match those of the existing building.

## **6 Conclusions**

- 6.1 The proposed detached rear residential annex was subject to pre-application advice that was supportive in principle.
- 6.2 Materials matching that of the existing house will be used in its construction
- 6.3 The amenities of the host and neighbouring properties will not be compromised by agreeing to its approval
- 6.4 Care and home rehabilitation form the backbone of my client's need to erect the proposal. Such care has been brought into greater focus as a result of the Covid19 outbreak and the impact the virus has had on society.
- 6.5 As this virus is likely to form part of society for the foreseeable future, a responsible attitude would be to encourage families to provide, if practicable, for that care within existing family homes and this Residential Annex seeks to do exactly that.

