**10 HENDRA PRAZEY, ST STEPHEN, ST AUSTELL, pl26 8DZ**

**DESIGN AND ACCESS STATEMENT.**

**EXISTING;**

The area of the site is 640 square metres with the east and west boundaries abutting residential gardens, access driveways, garage and outbuildings. The rear, north boundary abuts a playing field and the south boundary fronts onto the highway Hendra Prazey. The highway climbs from west to east. The site is relatively level with the difference in ground levels, in the area formed at the boundaries where the ground level drops from north to south and east to west.

The plot is occupied by a detached bungalow with a substantial grassed amenity area to the front. This has a shrub hedge to a large section of the perimeter which adds to the privacy. To the rear of the property is a detached garage building, the original garage to the east boundary with an extension added later to form the second garage. A portion of the rear area and the front of the garage building has a tarmac surface leading to the access drive which has a brickwork paved surface. The access drive slopes down from the plot level to the highway Hendra Prazey.

**PROPOSED:**

It is proposed to form a detached annexe building to the rear of the plot. The annexe will be a bungalow and will sit between the existing garage building and the east boundary.

The annexe will have an access door on the south elevation this will lead to an entrance hall with doorways providing access to the two bedrooms to the east elevation, a bathroom to the rear and a large open plan area to the front and west section of the annexe.

The open plan area will contain a kitchen and dining area to the rear and a living area to the front of the annexe. The living area will have patio doors to the front elevation these will lead to a small paved amenity space, there will also be a grassed amenity space provided to the west of the annexe both will provide an additional amenity space for the occupant of the annexe.

The proposed annexe will have a pitched roof with a tile covering, and a rendered wall finish along white UPVC windows and doors all to match the host dwelling.

The existing dwelling has a roof ridge level of 4.5m above ground level and the proposed annexe will be 4.2m. with the footprint of the annex being 9m x 8m giving a floor area of 60m2.

**CONCLUSION;**

The existing plot is large enough for the proposed annexe building leaving ample parking and amenity space for the occupants of the existing dwelling and the annexe. The amenity space is to the south of the existing dwelling fronting onto the highway Hendra Prazey. It is not a busy road and should cause no disturbance for the amenity area.

The proposed annexe is to the rear of the plot and will not be visible from the highway. The roof ridge level of the annexe is 1.2m lower in relation to the existing property and the fact the ground level of the site is lower than the property to the east and the land to the north of the site. This and the existing garage building between the proposed annexe and the rear garden to the property to the west mean the annexe building will have a minimal impact on the area.

The annexe is for the parent of the applicant who is residing in an old person complex but due to ill health the present situation is not suitable and the son wants to provide accommodation for the father to be close by.

The second bedroom is necessary to provide accommodation for help to be close at hand and possibly for over night nursing help should that be needed in the future.

The annexe will provide accommodation for the elderly father of the applicant the design and location of the proposed building will not be detrimental to the area and from most directions not be visible to neighbours or the public. It is hoped this planning application will be looked on favourably by the planning bodies.

Graham Jones