

LDA-302AX Planning Design and Access Statement, May 2022

Proposed Annexe

Hollybush Cottage, Rattlesden Road, Buxhall, IP14 3DP

Introduction / Use



Hollybush Cottage



Garage with storage room beyond wall

Hollybush Cottage is a one and a half storey, detached property situated on the north side of Rattlesden Road. To the east of the property is a single storey garage with an attached single storey storage room, hidden behind a parapet wall. There is a stable block to the north.

The subject of this application is to convert and extend the existing store (adjacent to the garage) into an annexe, to house the father of one of the occupants, who is elderly and needs to be close to family.

Layout

The storage rooms are currently used to store domestic and garden items associated with the cottage. The proposed layout will convert this storage area into a bedroom with wet room, and a front addition will form a living area with small kitchenette. The annexe would be for one occupant who would generally be reliant on the main house but also requires an independent living space. Although small, the proposed annexe would be a perfect solution.

Appearance

The existing garage is painted render, matching Hollybush Cottage, with a pan tile roof. The storage rooms join the garage, situated to the rear of a rendered parapet wall, they are clad in horizontal timber cladding. The storage rooms are basic and not fit for any purpose other than storage, however they could easily be upgraded to form a thermally efficient bedroom area, with a timber clad exterior and pan tile roof to match.



Storage room with Hollybush Cottage to the right and the existing garage to the left

Amount and Scale

The existing storage room is 5.9m x 3.4m. The proposed annexe will retain the footprint and extend forward, measuring 5.8m x 7.1m.

The eaves of the annexe will line through with the eaves of the garage and have a simple pitched roof. The height to ridge is approximately 4.3m.

Landscaping

Hollybush Cottage has a substantial existing garden and the annexe will benefit from the use of the garden. The garden areas would be shared and the bedroom door steps out onto an existing courtyard area.

Access

The proposals do not affect the existing vehicular access and driveway, the garage element of the building will remain. Access to the property will have level pathways and level access as appropriate in accordance with Part M of the building regulations.

Conclusion

The annexe meets the needs of the family and will improve the life of the elderly gentleman who, following the recent passing of his wife, would be able to live aside family whilst retaining some independence. He has a number of health conditions, so it is the perfect solution for the whole family who will be close at hand to provide help and support.

The proposed materials will be in keeping with the character of the area. The annexe is set back from the main road which is well screened with planting. It will improve the appearance of the existing garage and would be a welcome addition to the site.