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Design and Access Statement
Proposed Construction an Annexe
At Double Diamond, Main street, Over Norton, OX7 5PU

1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlined in circular: National Planning Policy Framework.

1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABI entitled Design and Access Statements; how to write, read and use them.

1.3 This is a full application for the construction of a new annexe in the rear garden, replacing a garage and summerhouse.

1.4 The proposed annexe will be for the applicant to support her mother who is classed as being disabled, having mixed dementia. It will provide a much needed escape from the challenges of dementia and enable the applicant to support breaks for live in carers and the running of the main dwelling.

1.5 The use of the annexe will be ancillary to the main dwelling with strong functional links between them, whilst offering some independent living. It is intended that the applicant will be regularly preparing and eating meals in the main dwelling.

2.0 Uses

2.1 The application site currently comprises a detached 2 bedroom dormer bungalow.

2.2 This proposal seeks to create an annexe to provide ancillary accommodation for the applicant. The construction of the annexe would allow the applicant to have peace of mind knowing they are close to the applicant's mother, to help provide the needed contact now and in the future, whilst remaining independent and able to work full time.

2.3 Whilst we accept that the proposed accommodation would contain all the facilities required for it to be used as an independent unit, the facilities would be at a basic level, which is what would be expected for accommodation that is ancillary to the main dwelling. The facilities allow for 1 bedroom and an open plan living area.

2.4 The annexe is basic in its arrangement and functionality has been adopted over luxuries. The scheme does not allow for storage rooms for hoovers, etc.

2.5 The provision of an annexe within the curtilage of the site will ensure that the applicant can be close to her mother enabling her to be able to provide the required support. Locating the annexe within the garden provides peace of mind for all involved to know that there is a family member close by; but still enabling them to have some independence and privacy. Such a provision is an efficient use of family resources and reduces the strain on public service provision.

2.6 The provision of granny annexes is supported by Central Government, Laying the Foundations: A Housing Strategy for England document, which states; “Planning homes and communities that enable older people to remain economically active, involved with their families, friends and community and able to choose where and how they live not only makes financial sense but also results in a better, more inclusive society.”

3.0 Amount

3.1 The application seeks to construct a detached annexe.

3.2 The proposal will provide an open planned lounge / kitchen, 1 bedroom, bathroom and separate toilet.

3.3 See block plans and plans for sizing.

4.0 Layout

4.1 The proposed annexe is to be sited to the eastern boundary, situated in an under used part of the garden, but still within close proximity of the existing property. This is considered an ideal location as the existing wall provides an effective screen and the close proximity to the dwelling reinforces the ancillary nature of the proposal. The proposal will blend in with the surrounding area

4.2 The layout has been designed to make the most efficient use of the site whilst ensuring that the character and amenity of the locality is not compromised, but enhanced.

5.0 Landscape

5.1 The landscaping is to have limited changes.

5.2 The topography of the site is slightly sloping from side to side.

5.3 There is little of significant landscape interest as the garden area is currently either lawn, an ugly garage, hard landscaped and the areas that the annex and access will be located are currently predominantly concrete or rough grass.

6.0 Appearance/Scale

6.1 The proposed dwelling is of a traditional single storey scale with mezzanine over part of the building comprising wooden cladding over blocks, set below a slate roof.

6.2 The proposal seeks to continue the simple built form of other buildings within the vicinity, albeit of a single storey scale, and blend into the existing landscape. Consideration has been given to the design of the annexe in order to keep the size to the minimum, while still providing usable and comfortable living space.

6.3 The proposal has a simple appearance, with uncomplicated elevations.

6.4 The facade will be wood and the roofing materials employed will be a natural slate colour.

7.0 Access

7.1 For the purposes of this statement, compliance with the current edition of the Building Regulation Part M is assumed to be covered within the detailed design and the proposals, as this is mandatory, with ramped access and accessible entrance to the main entrance.

It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

7.2 For the purposes of this statement, the definition of “disability” is taken as that in Equality Act 2010. All entrances into the building will be fully compliant with Part M of the Building Regulations having a level approach and entrance door threshold. A ground floor WC is provided to the property and all internal doors will be of a sufficient width to suit all users.

8.0 Conclusion

8.1 The development of an annexe at the application site conforms to both national and local planning policy.

8.2 *The proposed scheme has ensured that it meets the needs of the applicant’s family situation, but is also of a scale and design that reflects the existing dwelling and neighbouring properties.*

8.3 The proposed scheme is of a high standard of design that takes an appropriate approach to the following key design elements:

- The use of the annexe will be ancillary to the main dwelling;
- The appearance and scale of the annexe would appear subordinate to the main dwelling;
- The design, appearance and use of materials is appropriate within its setting;
- The dwelling will help the applicant care for her elderly disabled mother, which is supported in local and national policy;
- There is no loss of privacy by overlooking neighbouring properties; and
- There is no overbearing impact upon neighbouring dwellings.

