

## **5909\_SUPPORTING PLANNING NOTE AND ARBORICULTURAL ASSESSMENT**

### **WHISPERS, CHATTER ALLEY, DOGMERSFIELD, HANTS, RG27 8SS**

This note has been compiled to support the planning application for the proposed adaptation works to the property known as Whispers to accommodate a disabled child and his family to allow him to live independently within the local community. The property is a two-storey detached house with double integral garage that is of masonry and tile construction. The property is set back from the highway with enclosed parking to the front and rear and situated on an extensive plot.

The property was reviewed by a specialist Accommodation Expert to confirm its suitability for adaptation to suit the applicants current and future housing requirements.

The property is located within the Dogmersfield Conservation Area, and it is also located within an area that is subject to an Article 4 Direction, preventing any alterations to the frontage of the building.

Pre-application advice was sought in December 2022 (reference: 22/02767/PREAPP) regarding the proposed works. Following further engagement with the applicants care team, the proposed works have been further developed to ensure it meets the applicants current and future requirements. The proposed works consist of:

- Forming a new access path to the front driveway to provide wheelchair access to the property.
- Converting and extending the existing integral double garage to habitable accommodation to form the applicant's and carer's accommodation. Design of extension to match existing.
- Construction of new glazed lobby to rear to provide access into applicant's bedroom.
- Removing the garage doors, infilling the openings, and forming new window openings to match existing property.
- Forming new window opening to side elevation of integral garage with satin glazing to match existing property.
- Replacing the existing front external door and screens with new widened composite door and screen.
- Widening existing side external door and forming ramped access to match existing.
- Replacing existing patio doors to proposed dining room with level access French doors to match existing property.
- Replacing existing patio doors to proposed kitchen, infilling opening, and forming new window to match existing property.
- Forming ramped access to rear patio area.
- Replacing existing timber decking area with new raised patio area to provide level access.

- Construction of specialist therapy building to rear garden with ramped access.

The overriding purpose of the scheme is to provide a lifelong home for the applicant to allow him to live independently within the local community with his care team and family. There is insufficient space within the footprint of the existing property to facilitate the layout and rooms required without further extending and altering the property. The proposed works have been carefully considered to allow the applicant to transfer from family dependency to living independently within the property with the continuous support of his care team. The proposed rear extension and glazed lobby is designed to create the required accommodation whilst providing the necessary segregation from the main family home.

The proposed rear extension and glazed lobby has been carefully designed to ensure it does not have any detrimental impact on the neighbouring amenities or the character of the wider conservation area, and does not dominate or compete with the character of the host dwelling. The scale of the proposed extension will sit comfortably within the plot and will not be visible from the highway. The roof structure to the main extension is designed to match the host dwelling. A small flat roof is required to the proposed glazed lobby as it is not feasible to design this as a pitched roof structure.

All external materials have been selected to be in keeping with the existing property.

Whilst the proposed development will result in the loss of the integrated double garage, there is ample parking provisions to the front driveway and rear area for numerous vehicles. The proposed works do not impact on the access to the site from the highway.

The proposed therapy building to the rear garden is designed to be in harmony with the extensive garden to the rear and to match the style of the existing buildings to the site. The size and height of the building are dictated by the applicant's daily therapy needs, as specified by the Care Expert. There is insufficient space within the layout of the main house to accommodate a therapy space.

The proposed works do not impact on any of the existing trees to the site. The trees located within the raised bed to the rear of the proposed extension are elevated and contained by the existing retaining wall and therefore not impacted by the works. The therapy building has been positioned around the existing trees and will be constructed from mini piles that do not impact on the roots of the trees. The floor structure to the therapy building will be elevated above ground level as shown, preventing any loading to the tree root zones. The proposed works do not interfere with the trees and therefore we trust the application will progress without the need for an arboricultural assessment. Obtaining an arboricultural assessment for this application will just incur additional unnecessary cost for the applicant, which will conclude there is no impact to the trees.

Regarding the need for a bat survey, the property is a modern property, just over 20 years old. The integral garage, which much of the proposed works relate to, is constructed with a trussed roof, clad with plain concrete tiles, and closed ventilated eaves. The nature of the

plain tile roof covering along with the closed eaves do not provide any opportunity for bats to access the roof void or beneath the tiles. We would therefore request this matter is reviewed by the Local Authority Ecology Officer as the existing garage and property does not offer any opportunity for bats. Obtaining a bat survey for this application will just incur additional unnecessary cost for the applicant, which will conclude there is no habitat available for bats within the subject roof.

The extensive adaptation works required to be undertaken to the property is a common requirement for people who have unfortunately been subject to life changing injuries to enable them to live independently within the local community. These have been carefully designed and considered to ensure they have no detrimental impact on either the existing property, neighbouring properties, or wider street scene.