

12th October 2023

Design and Access statement PP-12513208

**Small (12ft x 6ft) timber external office at 15 Angle End, Great Wilbraham ,
CB21 5JG.**

1. The existing site.

The property is a listed (grade 2) late 18C building comprising a thatched roof main building, amended by various approved additions, and an outhouse within the curtilage. The major additions being extensions to the cottage under approval of S. Cambs C.C reference S/0226/00/F dated 4/4/2000 and subsequent approved amendments.

The curtilage has a large front garden and is bordered by tall hedges and fences therefore sightlines are not an issue.

This application does not require any direct addition or alteration to the existing listed buildings but is for the erection of a further small external building that would be authorised under permitted development were it not for the listed and conservation area status.

2. Access Issues

This application for a small external office, partially parallel to the cottage, is intended solely for the residents use therefore public access is not an issue, there is sufficient room for an adequate ramp in the event of it becoming necessary.

It will be sited 1metre or more away from existing fences and the cottage.

A concrete base is already in situ.

Electricity is the only required utility.

The new small office space is required as Mrs Pamela Ryan is diagnosed by The Neurology Unit at Addenbrookes as suffering from Fahrs Syndrome of which one symptom is significant issues with balance and mobility . We have therefore had to utilise ground floor space in the cottage to provide her with warm safe sleeping and personal hygiene facilities.

Anthony Ryan

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