

PROPOSED CONSTRUCTION OF SINGLE STOREY SIDE EXTENSION PLUS CONVERSION OF DOUBLE GARAGE TO FORM GRANNY ANNEXE, PLUS OUTBUILDING TO FORM STUDY, 3 OLD VICARAGE GARDEN, STURRY HILL, STURRY, CANTERBURY, CT2 0TY

DESIGN AND ACCESS AND HERITAGE STATEMENT

This statement accompanies a planning application for the erection of a single storey side extension plus conversion of an existing double garage to form a granny annexe. The side extension forms a link between the main house and the existing detached double garage to be converted. The application also includes the erection of a small outbuilding to form a study. All located at no.3 Old Vicarage Garden, Sturry Hill, Sturry, Canterbury, Kent CT2 0TY.

The property is not located within a conservation area but according to the Planning Constraints map on the council's website is within an Article 4 Direction although I think this should be an HMO Article 4 Direction. All trees within the site and the surrounding sites are covered by Tree Preservation Orders.



No.3 Old Vicarage Garden, Sturry

Previous planning applications submitted in relation to no. 3 Old Vicarage Garden, Sturry include the following:

Application number CAT/08/00015 – Fell 12 Sweet Chestnut stems and one Holly - Permission Granted

There are also numerous planning applications on the councils website for when the former Sturry Church of England Primary School site was granted permission to erect seven detached dwellings with garages. The above property forms part of this development.



Rear elevation of existing garage

The existing property was built in 1999 and comprises to the ground floor, an entrance hall, lounge, dining room, kitchen, conservatory, study, utility and WC. The first floor comprises five bedrooms (one with en-suite) and a family bathroom. To the southeast of the main dwelling is located a detached double garage.

The existing elevation treatment to the property comprises mainly of red face brickwork to all elevations with tile hanging at first floor to the front elevation only. The projecting gable end to the front elevation is formed in mock tudor. The roof is finished in plain tiles. All windows and doors are formed in white upvc apart from the front door which is formed in timber with a painted finish. The detached double garage is formed in red face brickwork with a plain tiled roof.

The property is located on the north eastern side of Sturry Hill towards the end of Old Vicarage Garden road. The ground level generally rises as you travel along Old Vicarage Garden road from Sturry Hill. The actual site is fairly level. The dwelling is situated in a reasonably sized plot with off road parking for approximately 4 cars not including the double garage. The site is surrounded by trees which are protected by a Tree Preservation Order.

PROPOSED EXTENSION AND GARAGE CONVERSION

The combination of the proposed single storey side extension and the conversion of the detached double garage is to provide an annexe for the parents of Mrs Leatherbarrow. The proposed extension will form a single storey link between the main dwelling and the existing detached garage. The extension would incorporate a bathroom to serve the annexe plus an internal link to the main dwelling.

Externally the extension would be finished in black stained weather boarding and be formed in timber framed construction to maximise the floor area internally. The roof to the extension would be finished in plain tiles to match the existing tiles to the main house and garage. Windows and doors will be formed in white upvc.

The existing double garage would be converted to form a lounge/kitchenette area plus two small bedrooms. Externally the garage would not be altered apart from the removal of the existing garage doors and the installation of windows and doors as shown on the submitted drawings. The lounge/kitchenette will be full of daylight from the windows and doors to the front elevation of the garage.

Neither the proposed extension or garage conversion will create any overlooking issues or loss of privacy to the occupiers in the adjoining residential properties.

There is no intention of trying to form a separate dwelling within the grounds of no.3 Old Vicarage Garden. The proposed accommodation is to be incidental to the existing main dwelling as described below. However, the proposals will give the occupants of the annexe a degree of independence and privacy.

Following guidance on the design of granny annexe's we confirm the following:

The proposed structure will be finished in black stained weather boarding to provide a contrast to the existing dwelling and garage. The roof will be finished with plain tiles. The structure will be presented as an infill extension, therefore sub-ordinate to the main dwelling.

The proposed annexe will be attached to the main dwelling via the new extension, therefore the annexe can be easily integrated into the main dwelling once the use of the annexe has finished.

- The front door access to the main dwelling will remain unchanged. Access to the annexe will be via the link extension although this will not be presented as the main entrance to the dwelling.
- The annexe will be within the curtilage of the main dwelling.
- The annexe is specifically proposed for use by Mrs Leatherbarrow's parents. [REDACTED]

[REDACTED] Mr & Mrs Leatherbarrow would like to accommodate them closer to home so they can look after them accordingly.

- The annexe will be in the same ownership as the main dwelling. All services for the annexe will be extended from the existing main dwelling. No new external service connections will be made to the annexe.
- The annexe could be used at a later date in a number of ways as an integral part of the main dwelling. The annexe could be easily converted to a studio or home office.
- The annexe will have no boundary demarcation and there will be no sub-division of the garden between the main dwelling and the annexe.

The small timber framed study outbuilding will be presented more as a summer house. The building is located at the front of the dwelling as this area enjoys more sun shine in the afternoons.

CONCLUSION

The proposed extension is single storey and located to the side of the property. The proposed extension will not be visible from Sturry Hill as the dwelling is set back from main road a considerable distance. The extension will be finished in materials which are in keeping with the existing and other properties.

The conversion of the garage will not effect the off road parking currently enjoyed by the property as the garage is mainly used for storage at present.

The extension together with the converted garage will provide a suitable annexe which can easily be accommodated into the main dwelling in the future.

Jason Davies Architectural Services
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