

**Design and Access statement for Mr G Wheeler & Ms T Chinn
(no listed building consent required)**

Address: 1 The Buildings
The Street
Stinchcombe
Dursley
GL116AW

Title of Application: Creation of Annexe to the house

Reasons for the proposed development: The existing house is limited in size and does not afford the space to provide accommodation for an additional dependent family member.

Proposal: The proposal is to create an internally linked extension to the house to provide additional living space comprising lounge and kitchen on the ground floor and one bedroom on the first floor with en-suite facilities.

Assessment of the nature and surroundings of the proposed development: Additional land has been purchased by the current owners to the north of the property, which currently includes a single garage and grassed area abutting the footpath up to Stinchcombe Hill. This land will provide a garden area for the extension. It is not intended to create additional vehicular access.

Consultation: The houses that will overlook the proposed extension are currently vacant..

Evaluation: The design of the proposed extension will incorporate existing materials and features and will maintain the character and aesthetics of the terraced row in line with the rural landscape.

DESIGN COMPONENTS

Amount and density of development: It will be necessary to sacrifice the existing adjoining double garage in order to provide this additional accommodation. However, the area to the rear of the main house provides sufficient parking area and the recent purchase of adjacent land includes a single garage that will now provide space for one vehicle.

Appearance: It is proposed to maintain the existing footprint and roofline of the double garage to form a single storey kitchen. A staircase will provide access to the bedroom and en-suite on the first floor.

The extension as viewed from the main road will preserve the ridge line of the terraced row, but will be set back from the main façade to preserve the character of the row.

It is proposed to match existing external materials (rendered block work) that have been used for the existing double garage extension. The proposal does not exceed the current boundary of the double garage to the north.

The windows and doors will match the existing house in style and materials.

Proposed works: The extension will provide accommodation for an additional family member with independent facilities.

ACCESS COMPONENTS

Degree of access: Internally, the extension will be connected to the house by a door adjacent to the staircase on the ground floor.

There are no plans to change existing vehicular or pedestrian access to the house or grounds.

Landscaping: The area surrounding the proposed extension will provide a small private garden.

PLANNING POLICY

NPPF Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan for Stroud District comprises the Local Plan, adopted November 2015.

The most relevant policies within the Local Plan include:

- CP3 Settlement hierarchy
- CP14 A checklist for quality design and development.
- HC7 Annexes for dependents or carers.
- HC8 Extending your home.

The dwelling is located within the defined settlement limits of the village of Stinchcombe, within the Conservation Area and adjacent to listed buildings.

The proposed extension has been designed to appear as a subservient addition and is largely positioned on the footprint of an existing garage, which will be demolished. Ample space will be retained for garden amenity space and for off road car parking.

The proposed materials are sympathetic to the main house and wider setting and will not harm the character and appearance of the Conservation Area of adjacent listed buildings.

The annexe accommodation is very modest in terms of its size and when the use of the annexe ceases, can readily be converted and used as an extension to the main dwelling. The annexe is internally linked by a door to the main dwelling.

Planning permission is respectfully requested.

October 2023