

Ian Griffiths Design
1 Rose Farm Cottages
Shotley
Ipswich
IP9 1PH

30/05/2023

Ref: PP-12199569

Dear Sir or Madam,

I write on behalf Mr & Mrs S Dale of 8 The Dunnocks, Cottenham CB24 8XU to apply for an LDC (proposed use) to install a garden annexe known as an Annexa 745 within curtilage of the above residential property and as indicated on the accompanying plans.

The client states "I seek to provide additional single-storey living accommodation at my home for my disabled father for the purposes of his care."

In the course of this protracted application our client is anxious that it should be processed as quickly as possible out of concern for her fathers failing health. For this reason we ask that the application for an LDC proposed use stationing of a caravan can proceed in parallel with the application for change of use which the proposal requires for the annexe to be located on this piece of rough land which forms part of this property. The client is willing if required to maintain the separation of the area of proposed change of use from the current rough land by erecting a low picket fence if necessary.

I would also like to draw attention to previous correspondence with Dean Scrivener with regard to this application which replaces our previous application 23/02086/CL2PD which was withdrawn. The advice he provided that a further application would require a preliminary ecology appraisal has been taken on board and is submitted with this application.

In his email of 31st July he states that the land is not under the ownership of the applicant. This is incorrect and I submit a copy of the land registration document with this application.

The Annexe known as an Annexa 745 will provide an ancillary annexe to the house. When in use as an annexe the space provided will remain fully accessible to all family members and will not create a separate residence. However all services. Electricity, water, sewage and drains will be connected to those of the main dwelling.

The client confirms that the annexe which is designated as a caravan will not have its own postal address and will not become a separate residence.

The GX range moveable structure supplementary information document attached is supplied in support of the application by Garden Annexes as evidence and applies also to the Annexa 745 as detailed above and on the drawings.

All services will be metered from and branched off those of the main property.

The Annexa 745 will not be sold independently of the main property or used for other purposes than those described above or otherwise incidental to the enjoyment of the main property.

The grounds for making this application are as follows:

The Annexe will be stationed within the curtilage of the house as above.

The annexe will have no physical attachment to the ground and therefore deemed to be a temporary structure, which is capable of being moved as and when required.

The annexe will be used for a family member as an integral part of the overall use of the property. It will share services, facilities and access with the house.

We will be pleased to forward any further details as you may require and arrange a site visit should you wish.

Yours Sincerely, Ian Griffiths
Ian Griffiths Design (Green lantern Creative LLP)