

# DESIGN & ACCESS STATEMENT

## THE BUNGALOW, WESTERLEIGH ROAD, WESTERLEIGH BS37 8QH

### Proposal

The proposal is to construct a new separate small bungalow for the use of the owners' single mother daughter and her child.

A very similar building was previously submitted as an annexe to the main building, but upon advice from the Planning Officer the application was withdrawn (P23/02631/HH) and to re-submit as a completely separate dwelling sited within the existing defined habitation boundary.

The new dwelling is to use the existing drive with parking adjacent to The Bungalow and a 63 sq. mtr. amenity area to comply with those requirements.

### History

The Bungalow is a long-established dwelling (1930's), originally known as The Quarry. This bungalow includes a large garage to the north which is accessed via a set of steps to the rear of The Bungalow. The drive to the south of the property also gives additional access.

The major change to the property was the construction of a Commercial Garage Building in the quarry area to the west of The Bungalow, with a large parking area adjacent to the Westerleigh Road. This Commercial Garage is still owned by our clients, Mr & Mrs Carey

In more recent years 4no. houses were constructed on the adjacent plot released by the demolition of the original bungalow, Jorrocks House. This allowed Mr & Mrs Carey to purchase the house closest to their property and transfer rear part of its large garden to their own property. Using a combination of this land and part of their own garden, a plot large enough for a small dwelling has been created for their daughter.

### Design

The whole purpose of this new house is to provide a home for Mr & Mrs Carey's Daughter and their Granddaughter.

The house is a small, simple hip roof design to keep its affect on the surrounding area to a minimum. The roof will be farmhouse red double Roman tiles, with white painted rendered walls.

Accommodation will be two bedrooms, a kitchen/living area, and a bathroom, which in size terms meets the Government space standards of 73 sq. mtrs. for a single storey 2-bedroom, 3 person dwelling with 2no. car parking spaces.

### Access

The access to this new dwelling will be via the existing drive to the south of the Commercial unit, with a parking and turning area adjacent to the new bungalow, all meeting the Highways Department for South Gloucestershire Council's requirements for a two-bedroom dwelling.

Also provided will be a cycle store for 2no.bikes. The house, being sited within an established residential area, with all the existing amenities, it can be considered sustainable.

### Conclusion

In this time of very high and ever rising house prices, it is normal and commendable that parents should wish to help their children. This is particularly so, in this instance, as Mr & Mrs Carey's daughter is a single mother with a very young daughter who would have no chance of her own home without her parents' intervention.

By extending the garden of The Bungalow, a small plot has been released to allow for a two-bedroom bungalow. As the present dwelling currently has two drives, it was a simple process to use one of the drives for the new bungalow, allowing both dwellings to have their own parking and turning areas.

Being a single storey building with a hipped roof, this small new building will have very little impact on the surrounding houses.

With the need for low-cost housing in this area, this is an opportunity that should not be missed.

With this in mind, we are more than hopeful that the Planning Officers will be able to support this application.

*Should there be any matters which require discussion, it would be in both my client's and the Local Authority's interest to make amendments, rather than refuse without consultation, in order to prevent the re-application without any additional revenue for the Council.*