

# AB4106 -DESIGN ACCESS STATEMENT

## PLANNING APPLICATION

### RETROSPECTIVE HOUSEHOLDER PLANNING PERMISSION TO INCLUDE ANNEXE ACOMMODATION AND AMENDMENTS TO APPROVED PLANNING APPLICATION 20/01018/APP.

AT  
7 KROHN CLOSE,  
BUCKINGHAM

#### Design

#### The Process

Planning permission was approved on 22nd July 2020 for a single storey side extension and two storey side and rear extension (20/01018/APP).

Building works commenced 25th July 2022 on the extension and were completed end of August 2023.

Following completion of the building works, it was discovered that the extension was being advertised to be rented out as an independent unit.

An opening was made to connect the extension to the main house on 20th October 2023, following discussions with AVDC planning department.

It was discovered by the planning department that the extension had been constructed as an annexe / separate unit and was an unauthorised development.

The applicant had correspondence with planning officer Linda Faridooon and subsequently Clare Merritt (Principle compliance & Enforcement officer - North and central - Buckinghamshire county council).

It was discussed between the Applicant and Linda Faridooon on 19th October that it was likely that the council could support a retrospective application for an annexe.

The applicant had further corresponded with Clare Merritt on 7th December where it was confirmed that the extension was now an unauthorised development and the Council would consider formal enforcement action.

AB Design Solutions Ltd were contacted by the Applicant and spoke to Clare Merritt on 8th December. It was discussed that a valid planning application would need to be received (and paid for) by 15th January 2024, and it was stated that failure to meet these deadlines would result in formal enforcement action being recommended.

It was discussed that a planning application for an annexe would likely be looked upon favourably.

Further advice was provided by Clare Merritt on 11th December after Clare spoke to the planning officer about a possibly of an application for a 1 bedroom house and it was discussed that this would not be looked upon favourably.

AB Design Solutions has since adjusted the plans to show what has been built and we are submitting an Application on behalf of the Applicant for retrospective planning permission for an Annexe within the constructed extension, based on advice received from Linda and Clare which we thank for their help.

A planning application was submitted and paid for on 10th January prior to the 15th January deadline.

Contd.

2.



*Photo 1 – As-built extension at 7 Krohn Close, Buckingham.*

**Use**

7 Krohn Close, Buckingham will remain for residential use with the extension becoming Ancillary accommodation.

**Amount**

Constructed as per approved planning application 20/01018/APP.

**Layout**

Amendments to approved planning application 20/01018/APP.

Existing house layout to remain as existing with ground floor access between house and proposed Annexe.

As-built extensions proposed to be Annexe accommodation.

**Scale**

Constructed as per approved planning application 20/01018/APP.

**Landscaping**

Constructed as per approved planning application 20/01018/APP, with some as-built amendments to fence and gate positions.

**Appearance**

Constructed in line with approved planning application 20/01018/APP.

**Access**

Constructed as per approved planning application 20/01018/APP.

As-built revisions requested to keep existing original front door and revisions to access gate positions.