

DESIGN AND ACCESS STATEMENT

Erection of Annexe in Garden.

31 Branksome Avenue, Stanford-Le-Hope, Essex, SS17 8AZ

Krystal Architecture Ltd

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1. The Proposal

- 1.1. Planning permission is sought to erect a new annexe in the garden of the property.
- 1.2. As detailed in the applicant's personal statement, family members will reside in the annexe to provide them with some form of independence.
- 1.3. No cooking facilities will be installed in the annexe and under no circumstances will this be let or rented out.
- 1.4. The Proposed Annexe will measure 8.2m Width, 6.2m Depth and 2.5m Eaves height.
- 1.5. The site has a large driveway accessed from Branksome Avenue and can accommodate several cars.



Aerial view of site taken from google maps.



2. Site images and photos



Street view of site taken from google maps



Image showing left elevation.

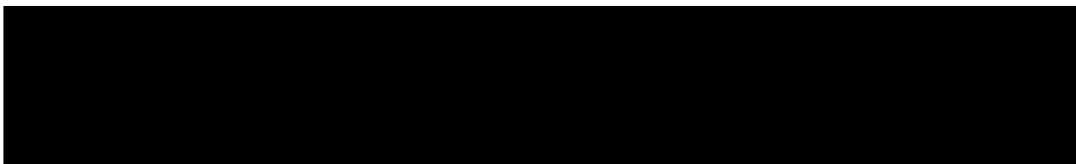




Image showing side & rear elevations and garden.



Image showing right elevation.

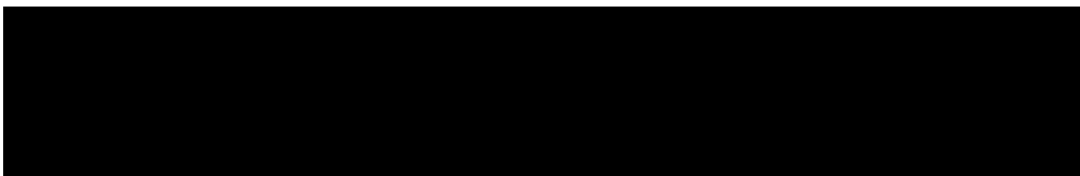




Image showing front elevation and large front garden.



3. Residential Amenity

- 3.1. The site is a detached dwelling with a double entrance driveway accessed via Branksome Avenue. It has a total of 730sqm of amenity space (front, side and rear).
- 3.2. Access to the host dwelling is via the front entrance (on the front elevation) or from the rear via the side gate on the left.
- 3.3. The site can accommodate at least 5No. parking spaces on the driveway. No on street parking will be required.

4. Site protection

- 4.1. The garden is to remain fenced, and the existing fences or hedges will be retained, except for one tree which will be removed to accommodate the proposed annexe.
- 4.2. There will be no changes to the pedestrian / vehicular access at the front of the property.

5. Annexe construction and use

The annexe will be constructed as follows-

Screw pile foundations to reduce impact to root systems.

The structure will be timber framed and clad with fire rated composite cladding.

Celotex insulation to floor, walls, and roof.

Rubber roof with uPVC guttering

Composite door & uPVC windows

Internally, there will be a Bedroom, Shower and Kitchen / Diner. There will be no cooking facilities except for microwave / air fryer.

Water and electricity connections will run off from the same supply as that of the main dwelling.

Due to the massing of the annexe, the development would have no impact on the light, privacy or outlook of the neighbouring properties.

6. Conclusion

- 6.1. For the reasons set out above, as there will be no adverse impact on the light, parking, privacy or outlook to the neighbouring properties that would justify the refusal of the application. The annexe will be solely used by the applicant's family and will not be used for rental purposes.

