

Planning Statement in support of an Householder Planning Application to Convert an Existing Detached Garage to Provide Annex Accommodation and for the Application of Cladding to the External Walls of the Main Dwelling at Millfields Cottage, Mill Lane Thurston IP31 3QB for Mr and Mrs Southgate.

Application

This application is being submitted to obtain approval for the conversion of the existing detached double garage to annex accommodation for use by the current owner's family and also for the application of cladding to the external walls of the main dwelling.

Use / Proposal.

The existing main dwelling and the detached double garage are within the curtilage of its own site and are currently being used by the owners/applicants.

Both the dwelling and the garage have a decorated, rendered external finish.

The proposals include:-

1. Conversion of the existing detached double garage to annex accommodation for use by an elderly member of the applicants' family who suffers from the following conditions:-

Atrial Fibrillation

Glaucoma

Diverticulitis

Diabetes type 2

Osteoarthritis

Limited mobility, unable to walk much distance and unable to manage stairs. Walks with a stick.

Mild balance issues and prone to falls.

The annex would enable some separate basic independent living accommodation for use by the mother of Mrs Southgate whilst the rest of the family reside in the existing host dwelling and still be nearby to ensure proper care and attention is available.

Many of the main facilities will remain largely dependent upon the existing dwelling.

2. To enhance the external appearance of the main dwelling and new annex the applicants would like to apply external Hardie-plank Cedar cladding over the existing decorated render – Colour Monterey Taupe.

Layout / Scale / Appearance

Details of the works are set out in the drawings 2024.01 and 2024.01.02 included in the planning application.

The external footprint and dimensions will remain unaltered.

The roof coverings will remain unaltered.



The external walls of the dwelling and garage are to be clad with Hardie-plank Cedar cladding – Monterey Taupe.

The annex accommodation provides a modest level of accommodation comprising a bedroom with private shower/wc facilities and a small sitting area with basic kitchen facilities.

The internal total floor area of the space is approx. 26 square metres.

All services including electric, water and drainage are connected to those serving the current dwelling.

Ecology and Bio-Diversity

The works do not include any new development and therefore there are no effects on any protected species. An Ecology survey is not therefore required.

In line with current requirements for Bio-Diversity Enhancement one or more of the following measures will be provided including:-

1no. Beaumaris bat box installed just below the roof line to the gable end of the existing building.

1no. Schwegler 1B bird box onto a wall or boundary tree.

1no. integral bee brick will be installed into the building.

Conclusion

There is no intention by the applicants to provide a separate dwelling and a restriction to prevent this can be covered by a condition on the planning permission if necessary.

It is believed that the application considers many aspects relating to the effect of the proposals sympathetically, is in line with relevant planning policies and would cause no harm to any interest of acknowledged importance.