

# Design & Access Statement

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**90 Dragon Road, Winterbourne, Bristol, BS36 1BL**

DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION. CONVERSION OF EXISTING GARAGE, ERECTION OF SINGLE STOREY REAR & SIDE EXTENSIONS WITH INTERNAL ALTERATIONS TO CREATE ANNEXE ANCILLARY TO THE MAIN DWELLING & PROVIDE ADDITIONAL LIVING ACCOMMODATION. RAISED DECKING AREA.

February 2024

Regulated by RICS



## Introduction

This report should be read in conjunction with the drawings submitted as part of this planning application.

This Design Access Statement supports an application for the demolition of an existing single storey rear extension. Conversion of existing garage with the erection of single storey rear and side extensions including internal alterations to create an Annexe ancillary to main dwelling and provide additional living accommodation to the main dwelling. Also, a raised decking area

## Background & Site Description

90 Dragon Road is a 1910-20's semi-detached property that has been extended previously, it has a sloping rear garden and sits elevated by approximately 750mm above the neighbouring detached Bungalow at 88 Dragon Road. There is vehicular access to the front of the property from Dragon Road with adequate driveway to park 3 No. vehicles.

The properties along Dragon Road are a mixture of double/ single storey detached & semi-detached properties with a variety of architectural styles and material finishes. Along the boundaries of the site there is a mixture of, timber fences, stone walls and hedgerows. The site is within easy walking distance to village amenities, Primary School, Post Office, Village Hall, Church and Public Houses. The location is also well served with buses to and from Bristol and the local districts. The site does not contain any listed buildings or tree preservation orders and does not fall within a conservation area or within the Green Belt.

## Proposal

The sole purpose of extensions and conversion of the garage is to provide an annexe and additional Living accommodation for the occupiers of the house. The older lady that requires the annexe section of the extension/conversion, has lived at the property for over 12 years. Unfortunately, she has had a lot of health problems that has restricted her mobility and ability to do daily tasks. Therefore, there is a need for an appropriate space to enable her to have a more level and safe access to all rooms and have facilities like a wet room that assists in many ways, to improve her way of living at ground floor level. The lady's daughter and family have moved into the house to become her main carer, and this has necessitated the additional Living accommodation for the house with the proposed rear extension to create a better living space for the family, whilst having the ability assist the older lady with her needs and also enable her to be with the family within the main house, when required. Both the existing house and the annexe are to have outdoor areas straight off the living areas to obtain level access to the outdoors which is presently very difficult on a sloped plot. Much of the garden will be retained even with the new extension and will be a much more accessible garden. Existing parking is available for 3 No. vehicles at the front of the property.

Annexed to this statement below, is a letter from Dr Warwick from Frome Valley Medical Centre, highlighting her concerns for the lady's and daughters' safety with her ability to live as she presently does and that the proposed annexe provides a much better accommodation to live. Also enable the daughter to care safely for her. Please can we ask this also taken into consideration to understand the necessity for the proposed conversion and extension

## Design & Layout

The design of the extension and conversion of the garage has fully taken into consideration, the refusal reasons that were given in the application P22/05860/HH and what affect it will have on the neighbouring properties or street scene. The design reaches the highest possible standards with some simple shallow extensions The scheme has been designed to ensure that there is no overbearing and dominant impact on the neighbouring properties and privacy is not lost each way for the neighbours or the occupiers of the property.

The depth of the extension from the rear of the existing house is less than the neighbouring extension at 92 Dragon Road. The flat roof over the part of the extension to the rear of the property provides a shallow roof form and improves the visual of the existing stark rear elevation without being overbearing. The pitched roof over the extension to the back of the existing garage creates a visual break of the end wall of the higher rear extension to the back of the house and has an eaves height at the same level as the existing garage, therefore not creating a dominant wall face to the boundary to 88 Dragon Road.

The extension will be constructed from block work with render finish to match the existing. Slate tiles will be installed to the pitched roof to match the existing on the present garage. GRP/EPDM will be installed as the flat roof finish. Windows will be UPVC, and doors will be UPVC and thermally broken aluminium. UPVC fascia's and soffits with black gutters and downpipes too match existing.

Ample outside amenity space is to be retained for the house and Annexe

### **Access**

The existing driveway boasts 3 No. parking spaces already and will continue to have these. Gentle sloped access will be formed from the driveway to the new front door of the Annexe to give the best level access possible to the Annexe.

### **Landscaping**

The majority of the soft garden will be retained. The extension proposed is to be upon the footprint of the existing patio area. There will be a raised decking area to give safe access to the garden from the house and a level patio directly outside the Annexe. Both outdoor spaces will be at a very similar height as the existing patio and will therefore not have any more of an impact than what is already present.

### **Conclusion**

The proposed development by design, location and architectural style provides a very much needed Annexe and additional living space to have a joint living solution for the older lady to continue to live at her property.

Careful extension and design allows the property to be extended without adversely affecting the character and ambience of the area and certainly not being overbearing or dominant on the neighbouring properties. The development will provide extremely good quality needed accommodation. There are sound reasons for the application to be supported and approved by officers of the Council.

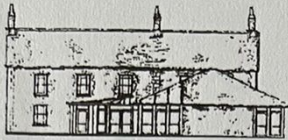
If, however, there is any doubt or concerns following an initial assessment, then the planning officer is urged in the spirit of co-operation and professional working to contact the agent at the earliest opportunity so a discussion over the issues can take place and solutions found.

# Annexe A

Frome Valley Surgery – Doctors Letter – 9<sup>th</sup> August 2023

**FROME VALLEY MEDICAL CENTRE**

Dr Paul Buckley	MB ChB Dip Paeds (NZ) MRCGP (GP Principal)
Dr Charlie Record	MB BS MRCP(UK) DRCOG MRCGP (GP Principal)
Dr Jane Goram	MB ChB MRCGP DRCOG DFFP (GP Principal)
Dr Emma Burness	MB ChB MRCGP (GP Principal)
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Dr Anita Ghosh	MB BS MRCGP (Retainer GP)
Dr Corina Simion	MD (EU-Ro) I&R (Salaried GP)
Dr Helen Warwick	MBBS DFRH, DRCOG DCH FRCGP (FBA) DTM&H (Salaried GP)
Dr Robin Judson	MBChB MRCGP MRCP BSc (Salaried GP)
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Our Ref: 28420

09-Aug-2023  
To whom it may concern  
**Re: property at 90 Dragon Road, Winterbourne, Bristol, BS36 1BL**

I am writing mainly because my patient is Mrs Corinne Brooks who lives at this residence with her daughter Hayley Belcher.  
Mrs Brooks is increasingly frail and is unable to go out needing full time care and attention and help with personal care, meals, and all normal daily activities.  
She walks with a stick and has poor mobility with a back issue, meaning she is quite unsteady on her feet and at risk of falls. Currently she is sleeping upstairs.



I am concerned that this property is not safe as it is for Corinne and I am referring to occupational therapy but obviously there is only so much they can do.

Her daughter has taken her in to care for her full time but is finding it difficult. The house needs changes made to it to make it safe. Her suggestion is a conversion of the garage which makes sense as its obviously on the ground floor. This would give Corine a bit of independence but improve the safety in that she wouldn't have to use the stairs and a purpose build bathroom/wet room would mean she could be washed in safety as well downstairs.

I would therefore like to support the conversion. I have told Hayley obviously I am a doctor and she has to work within the parameters of what is allowed and that you have the final say as planners but this would make it possible for her to care for her mum without having to send her to a nursing home.

It would also therefore be helpful long term and contribute to Hayleys ability to continue to care for her mum, her own mental health and for her ability to continue to go out to work knowing her mum is safe.

Trusting you will take this into consideration.  
Yours sincerely  
**WARWICK, Helen (Dr)**



Frome Valley Medical Centre is a research active organisation