

Householder Planning Application for a proposed single storey rear extension, single storey outbuilding and raising of roof to provide adapted disability accommodation for long term care needs

Supporting Design Statement

24-010



February 2024

Introduction

This application is submitted to outline proposed alterations and extensions to Blencathra, Cabus Nook Lane, Garstang.

[REDACTED]
The applicant has purchased the property in the hope that they can make adaptations to create a fully accessible lifetime home to accommodate [REDACTED] changing needs [REDACTED]
[REDACTED]

Whilst we acknowledge that the property is located within greenbelt and has been extended previously, it is reasonable to assume the modest alterations would be considered to be viable under the notion of “special circumstances” in terms of development within greenbelt.

The extensions are proposed to assist with managing the occupants debilitating illness. [REDACTED]

[REDACTED] can be backed up with evidence based input from specialist healthcare professionals if required. The extensions are, where possible, carefully considered so as to reduce the impact on the openness of the greenbelt.

These extensions are split into 3 areas:

- Single storey courtyard kitchen extension. The existing kitchen is very narrow and does not allow for suitable wheelchair manoeuvrability. The proposal is to extend out modestly by 2m to create a larger footprint approximately 2m x 6m. As the flat roof extension is well contained within the courtyard of the existing dwelling we consider this addition to have negligible impact on the openness of the surrounding countryside.
- First floor roof infill extension. The intention is to create a self-contained accessible suite [REDACTED] at ground floor level with bedroom, living space and accessible standard shower/WC facilities. The alterations mean that the existing house bathroom is logically the space that will become [REDACTED] en-suite. As such, the new house bathroom needs to be located elsewhere and, given that the 3 remaining bedrooms are at first floor, the logical place is at first floor. The proposal is to replace the convoluted roof design undertaken as part of a previous extension and replace with a new roof that ties through with the existing ridge line. This will also involve removing an awkward external quadrant that currently sits within the heart of the plan accessed off the kitchen.
- External stand alone structure to accommodate [REDACTED] spa. As part of [REDACTED] he requires the use of a hydrotherapy pool. The building to envelope this pool is based on the minimum internal measurements required to

accommodate this type of equipment (6.67 x 3.6m). The building height is kept to a minimum of 2.4m.

Context and Location

The site is situated to the North of Cabus Nook Lane. It is bounded by another residential property to the North East, open countryside to the North West and South West and Cabus Nook Lane to the South East. Further to the South East are rows of allotments but predominantly the wider area is made up of fields.



Use

The proposal extensions are to facilitate conversion of the existing dwelling into an accessible home [REDACTED]

Appearance and Layout

The alterations and extensions will be in-keeping with the existing dwelling in terms of materials. The new additions are carefully considered so as to have as little impact on the openness of the greenbelt as possible.

Scale and Amount

The proposed extensions are of a domestic scale and will have little impact on the appearance of the existing dwelling within its existing setting.

The floor area of the kitchen extension is 12 sq.m

The floor area of the Hydrotherapy pool enclosure is 30.66 sq.m

The floor area of the first floor extension is 12.5 sq.m

Access

The proposal is to turn the property into a fully accessible home from both a DDA and Building Regulation standards point of view. This involves, the introduction of accessible bathrooms, wider corridors and circulation spaces, wider internal doors, level external thresholds and generous room sizes.

Conclusion

We have acknowledged that the property is located within an area of protected greenbelt and has previously been extended. However, through both carefully considered and modest new additions, which will have minimal impact on the openness of the countryside, coupled with the "special circumstances" for which the alterations are required, we consider the proposed alterations to be acceptable in planning policy terms.