

DESIGN, ACCESS & PLANNING STATEMENT

TO ACCOMPANY THE FULL DETAILED PLANNING APPLICATION FOR :

PROPOSED ALTERATIONS TO SUBSTANTIATE A 'GRANNY ANNEXE' AT:

44 CHRISTCHURCH CRESCENT WESTMEADS PO21 5SJ

Drawing Nos. 640 – 01B and 02B

CONTEXT: This 'unique' corner plot (0.02ha.) was developed as part of an open plan 1950's style bungalow estate which is dominated by a roadside grass verge with large feature Plane tree. (18m.H.,16m.spr.,0.7m.dia).

This preserved tree is believed to be in the control of Highway Authority and hides the frontage elevation of the subject bungalow known as no.44.

Vehicle access to the bungalow on this plot was therefore planned over 60 years ago via the side rear of the dwelling to avoid damage to this tree. Residents therefore need to walk around tree or from the rear to gain access to the front door.

SOCIAL/ECONOMIC: For some years now Mr. & Mrs. David Kilhams (senior) have lived at no. 44 with their son, Sam, his wife and daughter. When there was an opportunity to create a home within a home Sam enthusiastically created a lovely unit for his family sharing facilities with his parents.

This has been beneficial to the whole family as David has had serious health problems including heart by-pass and spinal operations.

Sam and family understandably needed more privacy and dignity in this modern age, so he arranged the fitting out of a separate kitchen and even provided an stair access from his living room into the vacant loft area for his daughter. This resolved a difficulty within this 'unique' family setting.

Sam also extended the hard surfaced areas, screen fenced and hedged off the open planned frontage for more privacy without knowledge or the 59 year old planning condition attached to the original planning consent for the whole estate (BR/186/58/BG).

LOCAL INTERESTS: It is understandable for local residents to object to Sam's activities of creating a secure and private home for his family but he is now prepared to undo anything offensive and enhance the public perception of the street scene.

Whilst retaining his independence, security and privacy inside the property, he would like to be able live as a family in this modern day and age in accordance with the latest lawful planning guidelines.

EVALUATION: The Alleged Complaint of the 'unauthorised dwelling and fence' referred to in Mr. Best's letter from the Local Authority's compliance and enforcement team dated 15/08/2017 suggests a breach and non compliance of the Planning Acts.

To carry out this work to comply and make good would be a prohibitive and costly exercise particularly as this would greatly reduce the value of their home. This will devastate the family's incentive to initiate this costly work and they have been informed that in due course these works will result in the loss of the investment of their valuable time, energy and resources.

A viable solution surely must be found before this home becomes the termed 'negative equity' that is referred to so often by the Government resulting in pressure on Local Authority housing targets for more decent homes at 'affordable prices'.

DESIGN PRINCIPLES AND USES: The designer has approached this project in sympathy with the families' concerns and needs but respecting the planning requirements. Also, the economic viability is becoming a material consideration in this 'unique' situation.

EXTERNALLY: Referring to the submitted plan drg.nos.640 – 01B, there are 12 points of concerns identified with the resultant proposals as follows:

- 1...Existing GARAGE built originally with it's NW wall on the boundary wall line with no. 46 to be removed, thus retaining this boundary screen boundary wall (2.5m.H) but made good ready to take decorative low level and wall planting to enhance the garden and amenity aspects. Loss of the garage parking space to be replaced by widening the paving area giving a total of 4 on site spaces.
- 2...Existing stores and other 'paraphilia' to be removed and replaced elsewhere and in the loft store. This, together with the garage removal, will open up the much needed private garden amenity areas. Paving also to be removed and the necessary accessible 1 in 12 paved ramp provided with the appropriate balance of parasol shaded and open garden areas.
- 3...Existing fencing to be removed and area grassed over with possible ground cover or wall planting alongside building to be conditioned and to respect the frontage openness.
- 4...Existing paving to be removed with 50% of this area of hardstanding reinstated to match the drive paving area, thus replacing the parking space lost from the garage.
- 5...Existing sapling eucalyptus tree (2.8m.H., 1.1m.spr., 0.030m.dia.) with potential growth heights of some 30m., to be removed.
- 6...Existing beech hedge consisted of 70 saplings (1.4m-1.8m.H., 0.6m.spr., 0.025m. dia.) with potential growth heights of some 5m. to be removed and lawn reinstated with ground cover lawn edging plants can be planted if required by LA.
- 7...Existing 1.6m high screen panel fencing to be removed.
- 8...Existing 0.250m.H retaining base walling and banking to be removed and lawn reinstated.
- 9...Existing cherry tree (1.7m.H., 0.6m.spr., 0.03.dia.) with potential growth height of 9m. to be removed.
- 10...Existing paved entrance path to be raised to give a maximum of 1 in 12 ramp up to a new level paved porch platform area.
- 11...Existing 3no. sub-standard steps to entrance to be removed and level paved area formed with matching timber and felt roof over together with open timber posts to shelter front doors. Also, new door and replacement window to be fixed with bin and log stores below. All behind the forwardmost part of the building with low screen fence to enhance this elevation and avoid planning issues in the future.

12...Existing established paved area and hedging to be removed to create openness around the feature Plane tree referred to in the CONTEXT above.

The private landscaped rear gardens provide for separate informal family arrangements and linked when required to give flexibility for the future thus providing two 50m² private secluded areas.

Proposed solar panels can be fitted to the south and south western roof faces if required at this stage or in the future.

Existing roof and paved area rainfall run off to the existing LA combined main drain to be separated for harvesting and reuse.

INTERNALLY: Consideration of various room layouts have produced a feasible and viable solution as shown on the proposed plans providing the extra toilets facilities required by both families.

Both Mr. David Kilhams (senior) and wife, at present living in the original part of the bungalow, are prepared to downsize and move into the smaller 'granny annexe' with appropriate flexible internal alterations to suit their circumstances.

Mr. Sam Kilhams (junior) with wife and daughter are prepared to move into the larger part of the bungalow also with appropriate flexible alterations to suit their circumstances also.

AMOUNT OF DEVELOPMENT: Proposed 2.3m high timber garden sheds totalling 6m² to replace garage and storage buildings amounting to 25m² of built structures. Also, proposed 3m² open porch building - in all making a 64% reduction in outside structures.

Overall the resultant landscape enhancement gains amount to approximately :

50% MORE soft landscaped amenity areas.

50% LESS hard surfaced concrete and paved areas.

All proposed development therefore will be in line with planning policies and sustainable for the future.

LAYOUT, SCALE AND APPEARANCE: Removing the garage and retaining the existing 2.5m and 2.3m screen boundary wall and fences protects the valuable security, privacy and overlooking factors between the occupiers of both the adjoining bungalows at no. 42 and no. 46.

Both these bungalows are at right angles to the rear garden of no.44 and there is also no back to back rear properties beyond these immediate neighbours to give any overlooking issues.

Sustainable solar panels to be positioned on the south and south west frontage roof slope along with the discrete open sided porch, bin and log store will all be hidden from view behind the feature roadside frontage Plane tree.

All new materials are to either match or enhance the existing materials.

LANDSCAPING: As detailed on the plans and DESIGN PRINCIPLES above, the trees to be removed and replacement plants will be subject of landscape conditions to ensure a successful balance of soft and hard surfaced areas. (50% increase of soft and 50% decrease in hard surfaced areas)

APPEARANCE: The proposed external changes to the bungalow enhance the drab 1950's style of open plan bungalow estate by providing an inviting shelter entrance porch whilst concealing the necessary hidden bin store and 'paraphernalia' essential for modern day living.

The proposed solar panels can be located discretely on the roof or proposed sheds and be part of any planning conditions to ensure they do not detract from the setting.

All these changes are only partly visible behind the DOMINANT FEATURE PLANE TREE on the frontage highway boundary.

These structures are behind the forwardmost part of the building and do not really constitute a material change and under normal circumstances would be classed as permitted development.

ACCESS: Firstly, the property is served by a local bus service within walking distance. The proposed alterations will provide for 6m² of sheltered lockable stores for up to 8 cycles or motorcycles.

The existing front entrance door is accessed via 3 awkward and dangerous steps without a platform giving a rise of 225mm.

The proposals shown on the plans give the appropriate paved ramp between 1 in 12 to 1 in 15 with paved platform areas and hand rails if required to all external entrance doors.

The existing garage, as with many of this era, is used for storage but could provide for one car space. In front of this garage are two more spaces for guests which are wide enough for disabled.

The proposals to remove the garage and open up the amenity garden areas will provide a better arrangement for parking of the 4 spaces, 2 of disabled sizes after reinstatement of some paving.

The bungalow itself can provide for total inclusive access by enlarging all door sizes and adapting all facilities if required.

CONCLUSION:

THE PROPOSALS TO CREATE OR SUBSTANTIATE A 'GRANNEY ANNEXE' WITHIN THE LAYOUT SHOWN WILL, IF APPROVED, RESOLVE THE PRESENT SITUATION BUT OPEN UP THE POSSIBILITIES OF PROVIDING A FUTURE SUBDIVISION IF THE FAMILY'S LIVING ARRANGEMENTS AS NEEDS CHANGE.

ANY FUTURE CHANGES TO PROVIDE FOR A SELF CONTAINED RESIDENTIAL UNIT WILL THEREFORE BE FEASIBLE AND AN INVESTMENT IN TIME ENERGY AND RESOURCES WORTHY OF CONSIDERATION TO BRING ABOUT THESE PROPOSALS AT PRESENT.

THESE FUTURE SUBDIVISION SUGGESTIONS WILL BE THE SUBJECT OF LATER PROPOSALS ON THIS 'UNIQUE' CORNER SITE AND BECAUSE OF THIS 'UNIQUENESS' WILL PROBABLY BE THE SUBJECT OF AN APPEAL IF NECESSARY

FROM WITHIN THE PRESENT PROPOSALS, IF APPROVED, THE VISUAL PERCEPTION OF A SINGLE DWELLING LOCATED ON A 'UNIQUE' CORNER PLOT HIDDEN BEHIND A FEATURE DOMINANT TREE, WOULD, IN OUR OPINION, NOT CAUSE ANY 'DEMONSTRABLE HARM' TO THE CHARACTER OF THE AREA, YET AT THE SAME TIME ALLOW INTERNAL CHANGES IN THE FUTURE, CONTROLLED BY A SUBSEQUENT PLANNING APPLICATION.