

Design Statement

The existing property is a substantial dwelling within a street of similar, although not identical properties. It is a traditional brick built, two storey house with pitched tiled roof over and a large detached single storey garage to the side.

The proposal is to demolish the existing garage structure and create a two storey side extension to house a 2 bedroom annex to provide accommodation for an increasingly dependent relative. The current home owner is intending to move into the more manageable annex whilst simultaneously moving her son and his family into the main house as additional help following back and eye operations. There is provision for a carer to stay over should the need arise and a space for a through floor lift to further future proof the property. There is space for a ground floor bedroom if required and a fully accessible shower room.

The proposal will use the existing architectural language of the property and eaves and ridge heights will match. The proposal will be set 2.0m from the boundary, approximately 500mm further than the current garage creating a larger gap between the properties. There will be no habitable room windows to the side elevation.

The current internal footprint of the garage and rear conservatory to be removed measures 46.4sqm. The proposal will measure 54sqm therefore only a 7.6sqm increase at ground floor level. The proposed extension will be attached to the house and further pulled from the boundary therefore will only be 551mm wider than the existing house frontage.

The design incorporates a shared access giving a single point of entry and shared utility spaces on the ground floor. To further incorporate the extension into a single dwelling it is also proposed to convert the loft into habitable accommodation for use by the main house, this loft conversion will extend over the annex section showing there is no intention of splitting the structure later. It is not proposed to split the garden in any way, handed the maintenance over to the occupants of the main house.

Although not fully compliant with the supplementary design guidance the design fulfils the need of the family and clearly plots a visual planning timeline from the street scene.