

Planning design and access statement

18a River Road

This proposal is for the conversion of part of the existing Integral garage, to form a bedroom and for the existing internal bicycle/bin store to form a kitchenette.

It has become necessary for my family to accommodate several elderly relatives who require assisted living whilst convalescing for increasingly longer stays which is likely to develop into full time assisted care, we would also like to accommodate guests in the annex for short occasional stays when vacant.

This annex would be ancillary to the main house and not a separate dwelling, there will not be separate utility meters, address, services, entrance etc. It is purely to aid independent assisted living and occasional guest accommodation.

The Integral garage holds two cars parked in tandem and the proposal is to divide it to leave one car space.

The proposal does not represent a separate dwelling and could not operate as such.

With regard to the loss of one parking space, this proposal is very much based on my family's needs, Our requirements are for one family car and the families bicycles, the remaining car space and new bike shed along with the close proximity to the station and bus routes accommodates my family's transport needs as my Daughter and Parents are unlikely to be able to drive. There is also ample local pay parking for visitors.

I can confirm there will be no change to the existing elevations, therefore no impact on neighbouring properties.

Access to the annex will be through the main house front door with Wheelchair access at the rear,