Planning, Design and Access Statement

Ancillary Granny Annexe

86 Berriedale

Lancing

BN15 0LD

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 0976/14
DATE VALID	14 AUG 2014

July 2014

PLAINVIEW

Contents

1.	**Introduction**	**1**
2.	**Site Context**	**1**
	Site Designation	
	Flooding	
3.	**Relevant Planning Policies**	**3**
	Use	
	Layout/Siting	
	Scale/Amount	
	Appearance	
	Access	
	Amenity	
4.	**Appropriate Condition**	**7**
5.	**Material Considerations**	**8**
6.	**Conclusion**	**8**

PLAINVIEW

1. Introduction

1.1 This 'Planning, Design and Access Statement' has been produced to support a planning application seeking the erection of a timber granny annexe for an ancillary residential use.

1.2 A supporting **Granny Annexe Commentary** document has been submitted alongside this statement which provides the regulatory background, as well as an overview of the national policy position, relevant case law and appeal precedents which support the development of such annexes.

1.3 The proposed granny annexe will be for a family member of the applicant **(please see submitted Personal Statement)**.

1.4 The use of the annexe will be ancillary to the main dwelling with strong functional links between them. It is intended that the occupant will be regularly preparing and eating meals in the main dwelling, watching television/relaxing, and all laundry will be undertaken using existing household facilities. There will be no separate address, utility meters, garden area or access to the annexe.

2. Site Context

2.1 The application site is located on the eastern side of Berriedale. The dwelling is a semi-detached bungalow set within a good sized plot. The property benefits from off road car parking and ample rear amenity space. The rear garden backs onto land owned by the Sir Woodward Academy.

2.2 The surrounding area is predominantly residential in which ancillary outbuildings are not uncommon.

2.3 The curtilage of the site is well-defined, characterised by the use of domestic fencing and mature vegetation which in turn provides effective screening and increases privacy to the rear garden.

Site Designation

2.4 The site is located within a 'Built Up Area', as set out on the Council's adopted Proposals Map (See figure 1).

Flooding

2.5 Planning Policy requires that any planning application is mindful of the risk of flooding. The Environment Agency's flood maps indicate that the site is within an area that is not at risk of flooding (See figure 2).

Figure 1: Proposals Map

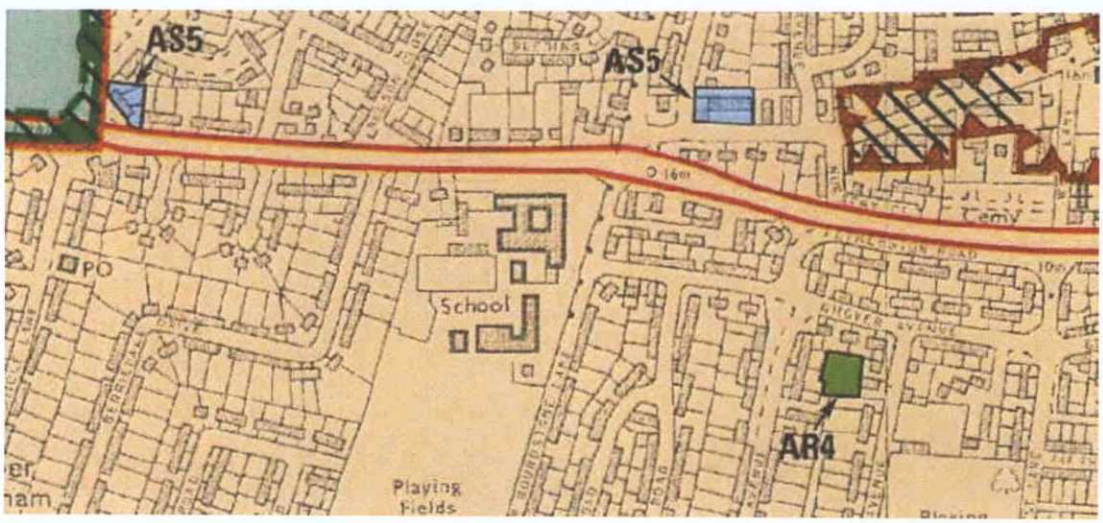
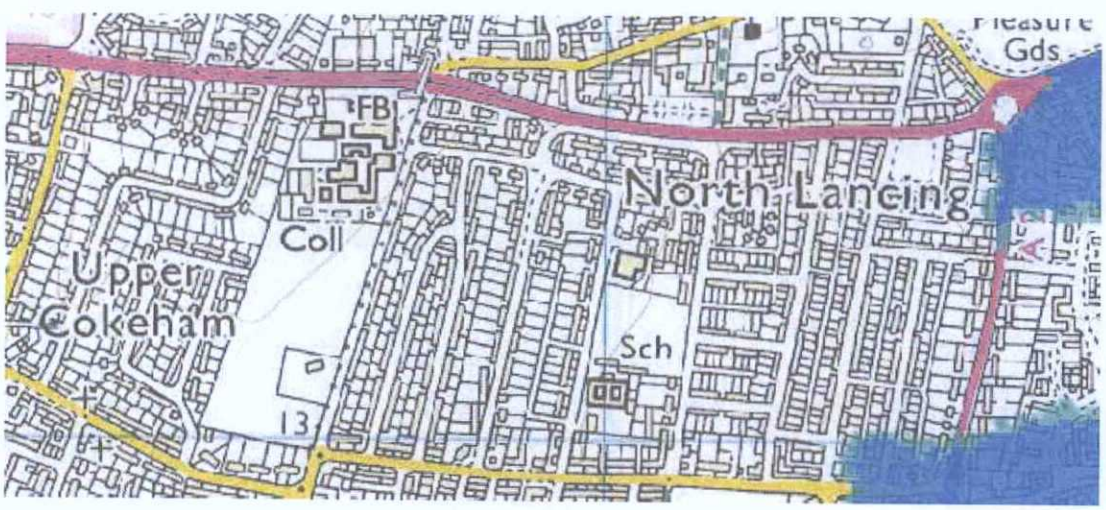


Figure 2: Flood Map



PLAINVIEW

3. Relevant Planning Policies

3.1 The relevant policies against which to assess this proposal are contained within the saved policies of the Adur District Local Plan (1996), and any relevant supplementary planning guidance.

3.2 The Adur District Local Plan was adopted in 1996, the National Planning Policy Framework (NPPF) adds that any policies adopted before 2004 should be given due weight according to their degree of consistency with the NPPF. The policies referred to below are considered consistent and have been assessed against the proposal.

- AG1 – Location of Development
- AH7 – Householder Proposals
- Development Control Standards – Extensions and Alterations to Dwellings SPD

Use

3.3 This proposal seeks to create a granny annexe to provide ancillary accommodation for the applicant's family member who requires care **(Please see submitted Personal Statement)**. The construction of the granny annexe would allow the Applicant to have peace of mind knowing they are close by and enable the family to provide the needed care now and in the future.

3.4 Alongside the primary activity of care, the occupant will be regularly preparing and eating meals in the main house, watching television/relaxing with the family, and all laundry will be undertaken using existing household facilities.

3.5 There would be no separate access or separate address for the annexe.

3.6 The applicant is happy to have a condition attached to any permission restricting the use of the granny annexe solely for ancillary use (See Section 4).

Layout/Siting

3.7 The proposed granny annexe is to be sited to the rear of the garden. Locating the annexe within the garden provides peace of mind for all involved to know that there is a family member close by, while still enabling them to have some degree of independence and privacy.

3.8 It is also considered that due to the existing border treatments, the large garden sizes of the neighbouring dwellings and that the site backs on to agricultural land, this position will have the least impact on neighbouring amenity. The proposal would have no greater impact upon the surrounding area than any permitted residential paraphernalia.

3.9 Internally, the annexe will benefit from a kitchenette, living area, spare room, one bedroom and separate shower room and WC. Due the occupants condition a small second bedroom has been proposed in order to allow 24 hour care when needed. The annexe will rely on the main dwelling for its supply of services and no separate metered services will be installed.

Scale/Amount

3.10 The size and scale of the proposed granny annexe has been specifically considered to reflect the relationship of the ancillary buildings in the surrounding area and their host dwellings. Being single storey, it would have a clear subordinate appearance to the original house and surrounding properties in terms of mass and scale.

3.11 The dimensions of the proposed unit can be summarised as:

- 10m(W) x 7.0m (d) x 3m (h);

PLAINVIEW

Appearance

3.12 The granny annexe, whilst detached will provide an extension to the existing living accommodation of the main dwelling. A great deal of consideration has been given to the design and materials to ensure that the granny annexe appears subordinate to the main dwelling and reflects the character of the surrounding area (please see supporting plans).

3.13 The elevations of the granny annexe would be finished in a Cedar T&G cladding. This product has been considered due to its environmental properties and maintenance free finish, allowing the structure to assimilate with the garden context. It would also reflect the treatment of similar rear buildings within the surrounding area and will create a subordinate appearance to the main dwelling.

3.14 The roof construction will be a flat roof design and finished with an EPDM membrane. Rainwater guttering will divert rainwater away from the roofline and protect the timber annexe from water damage.

Access

3.15 The only access to the annexe will be through the dwelling, no independent access will be provided. There would be no separate highway access or need to make any alterations to the existing access point.

Amenity

3.16 Policy AH7 seeks to protect the amenity of adjoining residents.

3.17 The proposals have therefore ensured that there is:

- ***No loss of privacy by overlooking neighbouring properties***

  The granny annexe would be a single storey structure and as such privacy would be protected by the existing boundary treatments.

The new doors and windows would look out on to the curtilage of the Application Site and as such would not cause any overlooking issues.

- ***No Loss of light or overshadowing of adjoining properties***

The granny annexe would be a single storey structure and consequently there would be no overshadowing.

- ***No overbearing impact upon neighbouring dwellings***

The proposed extension would not cause any detrimental impact upon this dwelling in terms of visual amenity. It will be well screened behind the existing boundary treatments.

- ***No noise impact***

There are no properties to the east, and the nearest habitable room will be approximately 23m away. With this in mind it is considered unlikely that the occupation of the annexe would result in such noise and disturbance that an adverse impact on adjoining residents would occur.

To alleviate any noise emanating from the granny annexe, it has been designed in a way to incorporate full floor to ceiling insulation. Acoustic insulation is provided by the high grade insulation found within the Celotex and then improved by the plasterboard lining. The roof and floor space will be insulated by loose quilt insulation to aid in heat retention.

PLAINVIEW

4. Appropriate Condition

4.1 Government advice on granny annexe accommodation is contained in Circular 11/95 on Planning Conditions.

4.2 Whilst the Government's Planning Practice Guidance was published on 6 March 2014 and Circular 11/95 was cancelled, Appendix A of the Circular is currently retained. Therefore, such a condition continues to be promoted by the Government.

4.3 The circular states;

> *"It is possible that a 'granny annexe' which provides independent living accommodation, could subsequently be let or sold off separately from the main dwelling. Where there are sound planning reasons why the creation of an additional dwelling would be unacceptable it may be appropriate, to impose a planning condition to the effect that the building permitted shall be used solely as accommodation ancillary to the main dwelling house."*

4.4 The Circular goes on to note that:

> *"The same is true for separate buildings...intended for use as 'granny annexes'. In these cases it is even more likely that a separate unit of accommodation will be created"*

4.5 The applicant is happy to accept the below condition, taken from model condition 47 from Circular 11/95:

> *The proposed building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling.*

5. Material Considerations

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise. **Please see the supporting Granny Annexe Commentary for relevant appeal precedents**.

6. Conclusion

6.1 This 'Planning, Design and Access Statement' has demonstrated that the proposed granny annexe conforms to adopted local planning policy.

6.2 The proposed scheme has ensured that it meets the needs of the Applicant, but is also of a scale and design that reflects the existing dwelling and neighbouring properties. The proposed scheme is of a high standard of design that takes an appropriate approach to the following key design elements:

- The use of the annexe will be ancillary to the main dwelling;
- The appearance and scale of the granny annexe would appear subordinate to the main dwelling;
- The design, appearance and use of materials is appropriate within its setting;
- There is no loss of privacy by overlooking neighbouring properties; and
- There is no overbearing impact upon neighbouring dwellings.

6.3 We trust you have all the information you need to make a prompt and positive determination. Should you require any additional details please do not hesitate to contact us.

www.plainview.co.uk

contact@plainview.co.uk

- **Horsham:** The Courtyard, 30 Worthing Road, Horsham, RH12 1SL

  T: 01403 330737 / **E:** horsham@plainview.co.uk

- **Cheltenham:** 5 Strand Court, Bath Road, Cheltenham, GL53 7LW

  T: 01242 501003 / **E:** cheltenham@plainview.co.uk

- **London:** 1 Warwick Row, London SW1E 5ER

  T: 0203 3769547 / **E:** london@plainview.co.uk

Feedback

At Plainview Planning we want to help LPA and Inspectorate staff to process our applications and appeals as easily as possible.

In an effort to improve our documentation and processes, we are inviting feedback from all LPA and Inspectorate case officers via a very short online feedback form. All submissions are anonymous.

Go to **www.plainview.co.uk/submissions** to let us know what you think about our applications or appeals.

Thank you.

Copyright

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Plainview Planning Ltd.

Copyright © 2013 Plainview Planning Ltd. All Rights Reserved
Registered Office: 5 Strand Court, Bath Road, Cheltenham, GL53 7LW. Registered in England and Wales No. 06563374