

PLANNING APPLICATION FOR REPLACEMENT OF SEPARATE GARAGE/WORKSHOP WITH ANCILLARY GRANNY ANNEX WITHIN CURTILAGE OF 51 THE CRESCENT, WIDLEY, PO7 5EU

DESIGN AND ACCESS STATEMENT & SUPPORTING DOCUMENTATION

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1.0 INTRODUCTION

- 1.1 This Statement is submitted in support of an application for the replacement of the existing garage/workshop with a single storey ancillary building to be used as a Granny Annexe within the curtilage of 51 The Crescent, Widley, Waterlooville, PO7 5EU
- 1.2 This Statement will describe the character and appearance of the site and its surroundings, describe the proposed development, and relate these to policy framework. Design principles will be discussed to demonstrate that the proposed development is in accordance with the standard requirements for residential dwellings.
- 1.3 The proposed Granny Annexe will be for the applicant's parent, who requires support from the family in undertaking everyday tasks due to deteriorating health (please see 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 parent will be regularly preparing and eating meals in the main dwelling, watching television/relaxing, and all laundry will be undertaken using existing household facilities.
- 1.5 There will be no separate
 - address
 - utility meters
 - garden area
 - curtilage
 - laundry facilities

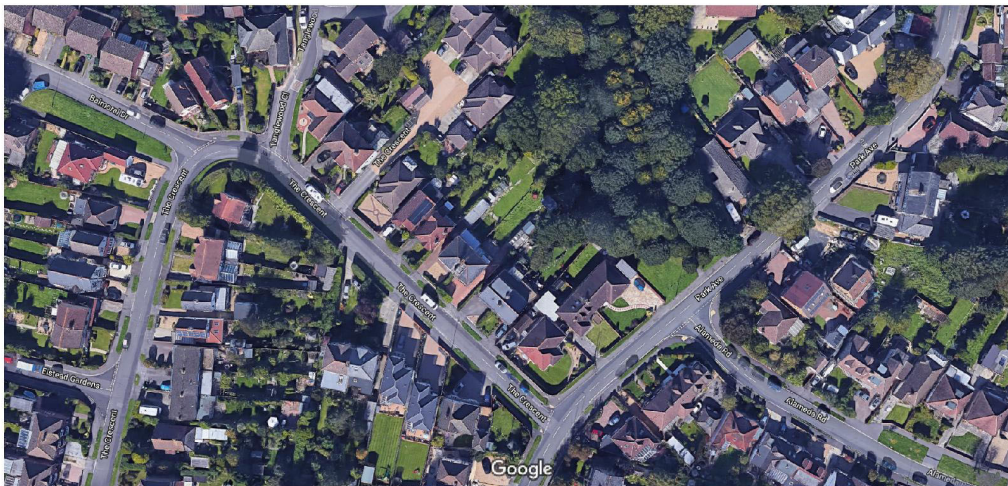
2.0 SITE AND AREA APPRAISAL

- 2.1 The application site lies within the village of Widley. The existing dwelling is within a residential estate with housing dating from late 1920's through to modern infill and back land developments.
- 2.2 The existing house appears to be of 1950's stock and is part of a pair of matching semis. Each has a modest sized front garden with off-road parking and a long rear garden backing onto a wooded copse formally part of the Purbrook Park estate.
- 2.3 The surrounding area is predominantly residential, therefore it is not uncommon to find outbuildings within the neighbouring gardens all serving different purposes and contributing to the local character.
- 2.4 The site is not within a Conservation Area and the building is not Listed.
- 2.5 The site is within Flood Zone 1 and is not prone to flooding.
- 2.6 For the benefit of the application, the planning history of the property has been examined. According to the Havant Borough Council Public Access System, there have been no recent planning applications at the property.

28/09/2020

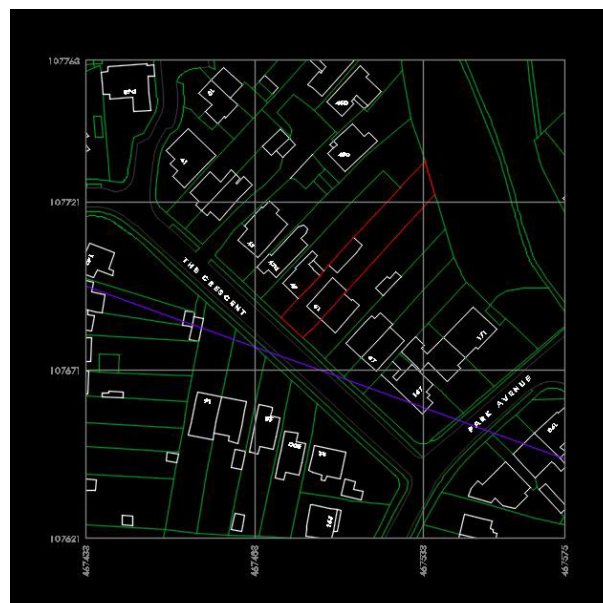
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POLICY FRAMEWORK AND JUSTIFICATION

3.1 The proposals will be judged against the National Planning Policy Framework

Paragraph 50 & 159 – Providing for the needs of an elderly relative

Paragraph 57 – Improved Living Space

Paragraph 53 – A safe, secure and enjoyable garden

Paragraph 9 – Improving the Living Conditions of the Applicant

Alongside Havant Borough Local Plan (Core Strategy) policies

CS9 Housing

CS16 High Quality Design (supplemented by Borough Design Guide SPD)

CS21 Developer Contributions

DM8 Protection of Existing Natural Features

Parking Standards 2016

3.2 The NPPF provides support for new accommodation for elderly people. Paragraph 50 of the NPPF states

Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes).

Although this proposal does not wish to develop a single residential unit, but rather an ancillary annexe, the underlying principal message that development should support vulnerable people in the community remains relevant to this development.

In support, a policy paper produced by the Department of Communities and Local Government in May 2015 found that older people occupy nearly a third of all housing in the UK. This is projected to increase to two thirds by 2033 with people over the age of 65 occupying residential dwellings. In response, the government is seeking to support projects which help release housing stock, whilst also ensuring the safety and well-being of older people. The policy document states

The government will provide housing support to older people and those with disabilities by strengthening choice for those who want to move into specialist housing.

Taking this into consideration we believe that the proposed granny annexe would provide an opportunity to not only be in keeping with national and local policy, but also to ensure the applicant's parent can be cared for within the security of a family setting.

3.3 The requirement to provide affordable and sustainable accommodation for elderly family members is ever increasing. Age UK published 'Care in Crisis 2014' which sets out the very clear need for flexible accommodation solutions for the elderly:

- The number of people aged 85 and over (the group most likely to need care) has increased by 30 per cent between 2005 and 2014.
- Between 2005/6 and 2010/11 public funding for older people's social care stagnated. Supplementary information, according to Care in Crisis 2020 revision – since 2010 the state has cut its spending on adult social care by £86 million despite a rapidly increasing demand because of our ageing population
- 21% increase of residents in nursing/residential homes since 2005.
- Councils have cut back on their funding for social care.

According to Age UK's Parliamentary Briefing for Social Care Reform, June 2020

The situation before the Covid-19 pandemic was already a system under severe strain:

- *1.5 million people aged 65 or over have an unmet care need, a number that has grown since 2016. By 2030, this could grow to 2.1 million if nothing is done.*
- *The number of older people receiving local authority long-term care over the course of the year has decreased year-on-year – from 599,680 in 2014/15 to 548,435 in 2018/19. This is an 8.5 per cent reduction over the five-year period.*
- *There are more than 100,000 vacancies in the England care workforce.*

3.4 The provision of a Granny Annexe is supported by central Government.

"Laying the Foundations: A Housing Strategy for England" document states

"Planning homes and communities that enable older people to remain economically active, involved with their families, friends and community and able to choose where and how they live not only makes financial sense but also results in a better, more inclusive society."

4.0 PRE-APPLICATION ADVICE

4.1 The applicant has been in contact with Mr Joseph Toole regarding general advice under reference GEN/20/00495. The advice given was that a full planning application would have to be made for the Granny Annexe.

Developer Contributions/Community Infrastructure Levy

We understand that contributions will not be required under the Community Infrastructure Levy as the proposals are less than 100 square metres so are exempt under regulation 42 on minor development exemptions. The application also qualifies for exemption as a residential annexe. The relevant CIL forms have been submitted as required.

5.0 DESIGN STATEMENT

- 5.1 The proposal is to remove the current garage and workshop and using the same footprint, (slightly elongated to create adequate space) create a purpose-designed Granny Annexe for the accommodation of an elderly relative.
- 5.2 The new construction is likely to be traditional cavity wall with a pitched roof with offset ridge to reduce the overall height but provide the feel of an enlarged internal space utilising the ceiling void.

- 5.3 Externally the building will be rendered to match that of the garage it is replacing and have an interlocking clay tiled roof to match that on the main house.
- 5.2 The accommodation has been kept modest and includes a single bedroom, a shower room and an open plan kitchenette/lounge. This is to ensure that the proposal remains ancillary to the main house.
- 5.3 The kitchenette will allow for the preparation of light snacks and beverages; however the main emphasis will be on integration with the family home where main meals will be eaten with the extended family.
- 5.4 Access to the annexe will be by appropriately designed ramps which allow for wheelchair access should that be required in the future. Access to the main house will be either through the rear raised patio area or through the front door if level access is required.
- 5.5 Privacy to the annex is provided as it faces the family garden only. The lounge area exits onto an external area hidden from the main house which will allow a degree of privacy.
- 5.6 The main garden will remain in full use by both main house and annex and will not be sub-divided.
- 5.7 There is adequate parking on site for five cars, however only three are likely at any one time. There are also no parking restrictions for on-road parking.

6.0 ACCESS STATEMENT

- 6.1 The annex is accessed off the front drive to the main property and provides good vehicular and pedestrian access.
- 6.2 Access to the dwelling will be made suitable for all users including wheelchair access and prams.
- 6.3 The entrance door is suitable for wheelchair access

7.0 REFUSE COLLECTION

- 7.1 As the proposals are ancillary to the main building then the existing refuse provision will be acceptable.

8.0 SUSTAINABLE DEVELOPMENT

- 8.1 The National Planning Policy Framework seeks to drive forward sustainable developments and states that there should be an automatic presumption in favour of sustainable development. Paragraph 14 of the Framework sets out the context within which this presumption should be applied.
- 8.2 The NPPF puts great weight behind the consideration of local needs and approving sustainable proposals. The NPPF defines three dimensions to sustainable development:
 - An Economic Role
 - A Social Role
 - An Environmental Role
- 8.3 An Economic Role. The proposal provides an affordable unit of ancillary accommodation for the applicant's family member. It also ensures the site is being used efficiently and, in its own small way, bolsters the construction industry.
- 8.4 A Social Role. The Personal Statement submitted sets out the circumstances to justify the need for this annexe.

The provision of a granny annexe within the residential curtilage creates a long term and sustainable solution to the needs of the aging population. Benefits include

- Allows family members to provide the care and support required.
- Reduces the stress and impact on local services, i.e. nursing homes, home visits from care professionals etc.
- Cost effective and affordable solution to supported living.
- Provides a measure of independence, while still being close to support.

8.5 An Environmental Role. The annexe will be designed to meet with current building regulations for new dwellings. Levels of insulation will be to current requirements. Materials and finishes will be chosen to lessen the buildings environmental impact and meet with sustainability criteria.

CONCLUSIONS

- The proposed development will provide much needed accommodation for an elderly relative of the family living within the main house.
- The appearance and scale of the annexe would appear sub-ordinate to the main dwelling
- The design, appearance and materials of the annexe matches those of the surrounding buildings and that of the garage/workshop it is to replace.
- There is no loss of privacy by overlooking neighbours' properties
- There is no overbearing impact on neighbouring dwellings
- These proposals do not create a separate dwelling. 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.
- Adequate parking is retained on site