

# **PLANNING STATEMENT**



**On Behalf of**

**Mr & Mrs S Cooper**

**Proposed Development**

**At**

**89 London Road  
Cowplain  
Hants**

**Rev 2**

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# Planning Statement

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## Description

This Planning Statement is in support of an application for an annexe building to the rear of 89 London Road Cowplain.

The proposed annexe is for the exclusive use of Mrs Cooper parents who are looking to occupy the annexe on a full time basis as they are now not able to support themselves in their current home.

Mrs Cooper makes daily visits to them in order to cook and clean, therefore having the annexe will enable both parties to enjoy a better standard of living.

The proposed annexe will remain within the ownership of Mr & Mrs Cooper there is no intention to split the title of the property as a result of the proposed development.

Once the proposed use is no longer required the annexe will remain an integral part of 89 London Road with proposed uses being considered such as office space and games room.

The proposed siting of the annexe is within the rear garden area of 89 London Road with a proposed floor area of 48 square metres constructed in a style in keeping with the existing property and character of the area.

View of the proposed area for the annexe



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## Planning History

The property has some planning history seeking a separate dwelling, which was refused although adjacent we can see two new dwellings recently constructed.

APP/12/00499 | Erection of 1No. two bed house with new vehicular access from Summerhill Road.

APP/11/00904 | Erection of 2No. 4 bed detached dwellings incorporating new access to Summerhill Road. (Revised Application.)

View of adjacent new dwellings.



View of adjacent new garage



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## Client Statement

The purpose of the annexe is to house my elderly parents. I am their only child and it is my intention to look after them as they become less independent. In February this year my mother was diagnosed with Parkinson's disease. Her condition has deteriorated markedly in the last six months and in June she fell and broke her hip and collarbone resulting in a six week stay in hospital. Although home now to a four bedroom house she is confined to downstairs living. I now go to my parents home every day to cook, clean and help care for my mother. My Father is 82 and feels he may not be driving much longer. Therefore, having them close at hand, in purpose built, ground floor accommodation would ease the strain on all our lives.

The plot of ground adjacent to our back garden was purchased with the sole intention of providing an annexe for my parents. A covenant has been written into the purchase agreement requiring a penalty of 20% to be paid to the vendors of the plot should the property built upon it ever be sold separately from the main dwelling. Obviously this is not a penalty we would ever wish to pay and we would be happy should the council also wish to add restriction of this nature.

It is our intention to return the plot to the curtilage of 89 London Road by extending a matching 1.8m high wall with inset panels along it's northern boundary. This will be done after the services are connected from Summerhill Road and excavated soil removed from the site. Once this wall is erected the annexe will only be seen at roof level above the panels. We will ensure that the materials used will be matched to the main house and garage we already have. We understand that there were no objections from our neighbours re the application as we have tried to ensure that there are no areas of 'overlooking' or loss of light to our neighbours from the proposed annexe.

The annexe will share our drive as we have no intention of creating a separate approach/ entrance from Summerhill Road and there will be no need for a separate postal address.

We have heeded the recommendations from the previous submission and reduced the scale of the annexe by 15% to 55sq m, and there is now just one bedroom. The design is allowing for wheelchair access and use as my mother is now is becoming increasingly reliant upon her wheelchair. The annexe will be set off the south boundary by 1m as requested and has been centred on the plot to achieve a distance of 2.4m from the west boundary, the closest neighbour.

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The kitchenette within the annexe is intended to be for very basic cooking needs as it is my intention to cook and cater for my parents from the main house. Any laundry requirements will be done in the main house so no washing line will be required outside the annexe.

I hope that this explanation of our proposal allays your concerns regarding it's use and independence.

Karen and Steve Cooper

### **Planning Policy Context**

Both local and national policies have been considered in preparation of the proposed scheme.

### **Design Proposal**

The proposed annexe building will occupy a small area of the existing rear garden allowing sufficient garden space to be enjoyed by both parties.

The boundary to Summerhill Road will be enclosed with only the existing side access / drive being retained there is no intention of creating a new access point from Summerhill Road.

The proposed bungalow is intended to pick up on some of the local features and to be constructed using good quality materials to reflect the character of the area and the existing property with a ridge height of 4.5m and an eaves height of 2.3m.

The existing ground level is to be reduced to support the development with small retaining walls built within the existing boundaries this reduction in ground level is required to support a full level access whilst reducing the height of the development.

Additional soft landscaping is proposed to encapsulate the bungalow within its surroundings.

### **Access**

The proposed site area will have a level approach in accordance with Part M of the building regulations. On entering the property from a level entry access can be gained to toilet facilities to meet current building regulations standards.

### **Waste Management**

It is the intention of the applicant to instruct a licensed contractor to manage the movement and recycling of waste material from site generated during the construction works.

### **Conclusions**

The proposed annexe is being considered so that both families are able to enjoy a better standard of living whilst making the best of their available resources. The annexe will give Mr & Mrs Cooper and her parents a great deal of comfort knowing that they are close.

We believe that the proposal represents a high quality development, which would sit comfortably in its surrounding environment. In light of this, it is considered that the proposal is compliant with both local and national policy.