

# Design and Access Statement

## Town and Country Planning (General Development Procedure) (Amendments) England Order 2006

### Front extension and Annexe 29 Weston Way, Baldock, Herts

The house is a semi-detached house of mid/late 20th century period style rendered to the front at first floor with brick below-the side and rear are brick only with a profiled concrete tile roof. It has a large garden running up toward The Rowans with a single gate opening. At the front the house is set well back from the street and half laid to lawn and half to drive with enough space for at least five cars.

The works comprise a single storey front extension to enlarge the hall, provide coats space and a bay window to the main living room.

The larger proposal is a self contained annexe in the garden of an established C3 dwelling for the most senior member of the family. The family have pooled their finances together to buy the property with the view for multi generational living and in order to free up housing elsewhere by the sale of two independent houses for the local area demand as north herts has a shortfall in demand.

The annexe is single storey of low impact and set to the rear of the plot to reduce impact on the main house and neighbours. This takes the form of garden buildings typically located in such a position as is the case next door with garden sheds and in the case of 31 a garage/car port. It also replaces existing shed and greenhouse on the site in this location.



Neighbouring car-port

The annexe is designed to be of low impact design with the clients brief being similar to a pre-fabricated home as below but the project will be self built with high quality materials and building specification to exceed current building regulations by the middle generation of the greater family unit in order to make it as energy efficient as possible to benefit the ongoing running costs to the whole family.



Building style example

Access will be from the front with the existing large driveway from Weston Way and a pedestrian pathway coming from the house to the side access door across the garden. The main living space will face the rear of the main residence to allow shared space between and clear monitoring between the house and annexe.

The annexe is to be used wholly by the family and specifically the elder generation whilst the middle generation and youngest live in the main house with its slightly improved accommodation allowed by the front extension

It is intended that the occupants will be regularly preparing meals together and watching television and socialising as a family as the annexe will be ancillary to the main dwelling

There will be no separate address/post box/utility meters/separate services separate access/parking or access.

The proposal does not represent a separate dwelling and could not operate as such given the site constraints and reliance on host dwelling.

Local plan policy HS6 supports annexed accommodation provided a number of criteria are met, including a genuine need for the accommodation, the annexe being subordinate to the main dwelling, development would not exceed the size of total extensions that would otherwise normally be acceptable and the occupation is restricted by a condition.

NEED; as already expressed the annexe is required to allow the family to stay together and provide necessary care and support. The family will be on hand to take care of day to day needs whether that be cooking together, socialising, laundry, errands and appointments and just being on hand to provide support rather than relying on state care.

Multi generational living is being supported and championed by central government and releases the stress on state funded care and provides a form of sustainable development that should be supported at a local level.

RELATIONSHIP WITH DWELLING; whilst the annexe is not physically attached to the host dwelling it would have a clear dependancy on the main dwelling for basic services. In addition to the clear use, connections between house and annexe and the layout of the annexe within the site clearly demonstrates that independent use would be difficult and undesirable.

To confirm, there will be no separate;  
Access, Address, Utility meters, Garden, Curtilage , Drainage  
Post box

These points were a strong consideration in a landmark case of Uttlesford v SoS (Environment & White). The inspector acknowledged that the annexe contained all the facilities for day to day domestic existence and was capable of being used as a separate dwelling however the inspector also stated that this did not mean that it had to be so used. Factors of significance were the lack of separate utility meters, postal address and he mentioned the lack of separate curtilage and access arrangements

FUTURE OCCUPANCY; the applicant would be happy to agree to an appropriate condition restricting the use of the annexe to only ancillary.

Whilst the National Planning Practice Guidance was published 6/3/2014 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.

The circular states;

‘It is possible that a granny annexe which provides independent living accommodation could be subsequently 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 be solely used as accommodation ancillary to the main dwelling house’

The applicant is happy to accept the below condition taken for 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’

If the LPA consider the use of a condition not to be a strong mechanism to control the use they would be happy to agree to a Section 106 to ensure the annexe is never separated off.

Given the above I believe the principle of an ancillary annexe subject to further assessment on amenity design and visual impact should be considered acceptable.

LAYOUT AND SITING; local planning policy seeks to ensure that any new development is satisfactorily located and provides a high standard of design being compatible with the character of the surrounding area.

The proposed annexe would be sited on the eastern end of the garden and careful consideration has been given to the positioning of the annexe to ensure that the development would not negatively impact on any of the surrounding land uses whilst maintaining its ancillary relationship with the host dwelling. I believe that the proposal would have no greater impact upon the surrounding area than any permitted residential development. Overall the annexe would assimilate within the garden and wider context and would visually correlate with the surrounding pattern of built development.

**SCALE;** the size of the annexe has been carefully considered to provide comfortable accommodation whilst ensuring the impact on the surroundings and landscape remains minimal. The size has been considered to reflect the relationship of the traditional ancillary outbuilding and will provide a clear subordinate appearance to the host dwelling and surrounding properties in terms of mass and scale. I believe the proposal would have no greater impact than an outbuilding which would be permitted development under Class E of the GPDO. If the height was marginally reduced the client could build the physical structure itself under Class E permitted development rights. Therefore I consider the proposed annexe in its current form and size is acceptable and in accordance with local planning policies.

**ACCESS;** The only access into the annexe will be through the existing arrangement; no independent access will be provided and no separate highway access or need to make alterations to the existing access points.

**APPEARANCE;** consideration has been given to the design and materials to ensure the annexe appears sub-ordinate to the main dwelling and reflects the local character and host dwelling as a garden building.

