

**Application for Planning Permission for a two bedroom Retirement
Bungalow with Disabled Access facilities in the grounds of
Everglades, Maiden Street, Weston SG4 7AA**

18 November 2025

Introduction

1. My wife and I are applying for planning permission to build a modest sized 2 bedroom retirement bungalow with disabled access in our own large front garden. We are aged 81 and 71 and the upkeep of our current house Everglades is now too great. This substantial seven bedroomed house is too large for just the two of us now that our six children have long since left home.
2. After coming to live in Weston in 1974 I have successfully designed and built three large houses in Weston, 10 Hitchin Road, Amberley and Everglades in Maiden Street so believe I have made a significant positive contribution to the village.
3. I also designed a new retirement bungalow, Kyrenia that is now successfully built and established in a nearby plot.
4. Having lived in Weston, myself for over 50 years and my wife for over 40 years, we would like to continue living here in our old age and be close to our friends of 40 years, Bob and Julie Marvell, who live in Kyrenia.
5. To this end we have designed and aspire to build a small retirement bungalow, purpose built to accommodate wheelchairs etc. as we both have mobility issues caused by chronic spinal stenosis currently requiring the use of a stairlift and a mobility scooter inside and outside our present property.
6. In future years this 2 bedroom retirement bungalow would provide much needed single storey accommodation for another elderly couple in Weston or as a 'granny annexe' for the future owners of the current Everglades House.

Planning Design and Access Statement

1. This area of Maiden Street is comprised of mixed type housing of varying ages and of original bungalows having been extended upwards into houses, meaning that there are now less bungalows available in the village of Weston.
2. There are a number of 'Backland' properties in the land between Fore Street, Mill Lane and Maiden Street as it is a wise use of the resulting triangular land area.
3. The proposed Bungalow site is accessed by Everglades private drive which we own outright together with the grassland on either side and to which we give right of way and shared access to Amberley and Kyrenia.
4. Kyrenia, also a two bedroom bungalow, was built on an adjacent 'Backland' plot, Planning Approval 20 / 00790 / FP and Appeal Decision APP / X1925 / W / 20 / 3261445.
5. There is a small dense housing development further up on the other side of Maiden Street in Forge End.
6. The proposed Bungalow would not be visible from the public road or from the private drive until approaching and adjacent to the plot.
7. The existing rear outlook from Homefield House (converted upwards from a bungalow in 2016) on Maiden Street is currently upon our single storey steel clad building used for garaging and storage which has been in situ since 2009 and which would be demolished. The outlook is also towards the windows of Everglades and all is subject to screening by trees.
8. The proposed rear outlook from Homefield House, SW elevation and plain gable end of the proposed Bungalow, would be over one metre from the boundary with Homefield House and would have no windows. The one door would be screened by the existing high fence.
9. There are a number of mature trees surrounding the proposed site which would screen the view of the Bungalow from Homefield House and Ridgewood. Ridgewood's own boundary high brick wall would also shield their outlook.
10. We do not propose removal of any trees

11. In addition the distance of the new Bungalow from properties, Amberley, Kyrenia, Tinkers Hill and Ridgewood would be such that any visual impact we believe would be acceptable.
12. Everglades House would remain in our ownership until after Everglades Bungalow was built so there would be no adverse affect of construction work on the new occupiers of Everglades House.
13. Sympathetic timber fencing of varying height would mark the boundary between Everglades House and the new Bungalow.
14. We propose to demolish all existing outbuildings on the site area plus the end third garage of the present Everglades House however there are alternative areas within Everglades existing front driveway and garden area that would be suitable for multiple parking at the front of the house in addition to the remaining two garages.
15. The new single storey dwelling would incorporate solar panels, energy saving heat pump and integral garage with electric vehicle charging point.
16. Outer walls to be red brick, roof to be grey or brown Redland concrete tiles or similar, windows to be double glazed white UPVC, doors to be composite or aluminium in grey or white or to be agreed as Reserved Matters.
17. All doorways external and internal to be a minimum 850mm clear opening to meet the relevant requirements for disabled access.
18. Refuse bins would be stored at the side/rear of the property and left at the top of the drive for collection as the current arrangement by Everglades House, Amberley and Kyrenia. See photograph 13.
19. In addition to the integral garage two parking spaces would be available to the front of the proposed bungalow site, ie. one disabled space and one standard space for visitors.
20. The proposed additional dwelling would not significantly increase vehicular traffic using the shared driveway which has ample width for large vehicles such as the refuse truck once a week and fire engine emergency access if required. See photograph 13.
21. We do not envisage any problems connecting to existing water, sewage, drainage and electricity services all of which are close by on our own land.
22. For additional information we are submitting 13 titled photographs which show the application site including our driveway.