

DESIGN & ACCESS STATEMENT

FOR

**HOUSEHOLDER PLANNING APPLICATION FOR
PROPOSED CONSTRUCTION OF AN ANCILLARY ANNEX**

AT

**25 FOXHAYS ROAD, WHITLEY WOOD, READING,
BERKSHIRE, RG2 8ND**

Date: 17th January 2018
Ref: TCG 6676 – design and access statement

INTRODUCTION

This Design and Access Statement accompanies a Householder planning application submitted to Reading Borough Council for the proposed construction of an ancillary annex within the curtilage of 25 Foxhays Road, Whitley Wood, Reading, Berkshire, RG2 8ND. The statement will confirm the existing site arrangement and design brief requirements, and illustrate how the design has been prepared to meet the design brief whilst also being respectful of the site constraints and Planning Policy requirements.

THE EXISTING SITE

25 Foxhays Road is a 2 storey, end terrace 3-bedroom dwelling. The plot is rectangular in shape, the front providing off street parking, followed by the building footprint which occupies almost the full plot width. The rear half of the plot currently forms a hard surfaced rear garden area, sloping up towards the rear.

DESIGN BRIEF REQUIREMENTS

The homeowner (Mrs Lynne Williams) is approaching her senior years and is finding it difficult to use stairs to access the first floor bedroom and bathroom accommodation within the existing house. The requirement is to provide an annex to provide a manageable unit of accommodation on one level for Mrs Williams to move into.

SCHEME PROPOSALS

The scheme proposals consist of the construction of an annex building within the rear garden of number 25 Foxhays Road to provide an ancillary 1-bedroom unit of accommodation. The proposal is tailored to suit the shape of the site whilst also maintaining sufficient garden area. Also the combination of a fully hipped roof and the proposal to reduce the ground levels on site serve to ensure the building is not overbearing on either the host property or immediate neighbours. The annex will be occupied by Mrs Lynne Williams. Mrs Williams' daughter, (the applicant, Ms Kerry Williams) will then move into number 25 Foxhays Road and occupy it as her family home, whilst also providing support to the annex as necessary.

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PLANNING POLICY

The scheme is not considered to represent overdevelopment, as the plot retains sufficient off street parking and garden area. There is also an associated improvement to the rear garden by way of the proposed levels reduction serving to remove the split level stepped arrangement of the existing rear garden.

With regard to the proposal to create an annex, the planning policy preference for the annex to be attached to the existing dwelling is noted. An attached solution has been explored, but is not feasible in terms of achieving the required accommodation whilst also meeting the requirements for rear extensions listed in the Council's Supplementary Planning Guidance document for house extensions.

As an overview, the concern regarding detached annexes is the potential for the annex to be let as a separate unit of accommodation at such time as the annex is no longer required. The potential for this to happen is largely influenced by whether the site can provide an independent access route for the annex to be used separately from the house. There is case history to support this, namely application reference 152278 – this was a very similar proposal, initially refused by the Council but subsequently approved on Appeal. The inspector concluded that the absence of a feasible access route to allow independent use of the annex was sufficient to allay concerns regarding future use. The same applies here, namely the existing dwelling occupies the full plot width with the exception of 0.6m wide walkway to the left hand side. This is particularly narrow and does not represent a feasible access route, and this is considered sufficient to confirm that the use of the annex will always remain ancillary to number 25 Foxhays Road. A condition on any forthcoming consent in this regard will be duly accepted and observed.

CONCLUSION

The proposal is considered to be an appropriate development which meets Planning Policy requirements whilst also allowing a resident to be cared for in future years by family rather than becoming a burden on Local Authority Services. I therefore respectfully request the application be considered favourably.

A handwritten signature in blue ink, appearing to read 'Tony Grover'.

Tony Grover
DipSurv MRICS MCABE
BDS Surveyors Ltd