Mrs GEORGINA HEANES, 20 FLEET ROAD, HOLBEACH, PE12 8LA

EXTENSION AND ALTERATION OF HOUSE KITCHEN, CONSTRUCTION OF ANNEXE TO PROVIDE ANCILLARY ACCOMMODATION FOR RETIRED PARENTS AND REPLACEMENT OF EXISTING GARAGE / WORKSHOP

HOUSEHOLDER PLANNING APPLICATION

DESIGN AND ACCESS STATEMENT

1. OVERVIEW

20 Fleet Road is a detached three bedroom house, situated on the corner of Fleet Road and Albion Street.

At the southern boundary of the plot are two conjoined garages

Albion Street is unadopted, Fleet Road is an adopted highway

2. PROPOSED ALTERATIONS

The proposal is to extend the kitchen and utility rooms of the main house, replace the existing garages to the south of the rear garden with an ancillary annexe to the main dwelling to accommodate family members, ie as a retirement annexe for elderly parents.

The proposed annexe is to provide bedrooms, bathroom, storage room and kitchen / dining and lounge room at the rear, overlooking the garden.

A replacement garage / workshop is to be positioned against the Albion Street boundary fence, between the house and annexe. This will be a factory manufactured coated steel clad framed construction, intended as a less costly, narrower option to a brick building.

The applicant welcomes a Condition ensuring that the annexe remains as an ancillary to the main dwelling, in perpetuity.

3. VEHICLE ACCESS AND CAR PARKING

Existing parking is to be retained, consisting four spaces accessed off the unadopted Albion Street. It is noted that the applicant pays an annual charge for maintenance of the road.

3. LANDSCAPING

The existing hedge along the rear garden on the Albion Street boundary is to be grubbed out, leaving a 1.8m high timber fence in place.

Two trees to the eastern side of the rear garden are to be taken down to allow for the new annexe and garage workshop to be installed.

The existing hedges and fencing north of the main house will be retained.