Architectural Consultant

Planning Statement

Erection of annex in garden to rear of:

79A Bourne Road,

Spalding,

Lincolnshire,

PE11 1JR



1. Introduction

1.1 The Application

This Design & Access Statement has been prepared in support of a full planning application for the erection of a self-contained annex on private garden land to the rear of 79A Bourne Road, Spalding. The garden to the rear of the property is of a considerable size for the area serves the applicant and their family. This application is to erect an annex on this land that will remain associated with the main dwelling, as outlined on the accompanying plans.

This application is to be made by JC Architectural Consultant on behalf of their client who intend to develop and manage the site themselves in order to create an entertainment space that can be used by the family as self-contained accommodation in the future.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0424-23-01B Proposed Annex

1.3 Planning History

There have been a considerable number of applications made on Bourne Road in the last few years and further, ranging from extensions to new dwellings to conversion of dwelling into multiple units. Most notably of these are the recent applications H16-0387-08 for the conversion of a dwelling into a pair of semi-detached dwellings, erection of pair of flats and conversion of existing garage to a two bed dwelling, as well as H16-1086-15, H16-0469-17 & H16-1113-18, all for the erection of new dwellings. It is evident that there is a lot of development taking place within the area and this is likely to continue into the future.

2. Proposal

3.1 Proposed Development

The proposal comprises a single storey annex building on private garden land to the rear of no.79A Bourne Road. The annex building will sit with the front elevation facing the highway so as to be in the same orientation as the main dwelling, although it is unlikely that it will be seen by anybody passing the site due to the number of surrounding dwellings.

The purpose of this proposed development is to principally form an annex that will remain linked to the main dwelling by way of it's siting within the private garden. It is intended that this space will be used by family members in the future when the need may arise, however, it will initially be used as an entertainment space to serve the dwelling. The applicant has a keen interest in both snooker and photography and the intention is that the space will be used for both of these hobbies with the small kitchen and shower room both serving a purpose for this use and the building's extended use as an annex.

3.2 Site Layout

The main dwelling sits on a large plot which has a main drive from the highway to the front. The garden to the rear is of considerable size and can easily accommodate the proposed building without taking away too much from the land at present. The annex will share the entrance and parking area off Bourne Road with the main dwelling and, there is good access from here to the proposed location of the building already and this will be maintained.

4. Use

As previously mentioned, the land where the annex is shown to be located is part of the private garden to the rear of 79a Bourne Road, this land is tied to and under the same ownership of the dwelling. The use of the land

where the annex will remain tied to the main dwelling. The applicant would be happy for a condition of approval to state as such.

5. Amount & Scale

5.1 Existing

There are currently no buildings situated on the garden, the residential site as a whole has the main dwelling and the attached accompanying double garage.

5.2 Proposed

The proposed annex is rectangular in form with overall dimensions of 12.36m x 6.51m with a maximum height of 3.36m to the highest point of the roof. Internally the floor area measures 65.3m^2.

6. Layout

To begin with the annex will have a large entertainment room that takes up the majority of the area, this will house a full-size snooker table with a bar area to one corner as well as the photography area with a large backdrop to the rear of the space. Off this space will be shower room. This space can be used as a self-contained area with this layout as there will be wash and cooking facilities, a sofa bed could easily be accommodated to allow for sleeping.

However, it would be very straight forward to alter the layout in the future to create separate sleeping and living spaces when the building would be used as a permanent annex. All services would remain as proposed and the kitchen, shower room etc would all remain in place and serve the purpose of a permanent annex suitably.

7. Landscaping

The existing landscaping will remain in place, the large lawn area will remain with an area of decking/paving to the front of the annex to serve as a hard surface between the building and the outside whilst also giving some suitable outdoor space to serve the building.

8. Appearance & Materials

The materials used throughout will be as represented on the accompanying drawings, genereally the building will be buff yellow brick work to match the main dwelling. There will be a concrete interlocking tile to the roof, again to tie in to the dwelling, and the fascias, soffits guttering etc will all be in a dark brown to match.

The doors and windows will be UPVC and will be finished in the same dark brown as the dwelling. The windows throughout will be a standard stormproof casement with openers as shown on the accompanying elevation drawings.

12. Impact on the Surrounding Area

The proposed development will offer additional space for the applicant in very close proximity to their dwelling that will be frequently used for both hobby/entertainment purposes and also as an annex for members of the extended family. There is ample space within the garden to the rear of the property to take a development of this size and the single storey nature of the proposal means there will be very little impact on the neighbours by way of overlooking over bearing. The annex will be set a considerable distance back from the highway and will be behind other two storey buildings, therefore it is very unlikely that the building will be able to be seen from anybody passing the site so will have no impact on amenity.

Elsewhere in the town development is being allowed to the rear of properties, as previously mentioned, as well as further afield. Further to this there are a number of small cul-de-sac developments off Bourne Road

which draws away from the typical building line of a single building to the front of the sites facing the highway. The proposal for an annex will also be tied to the main dwelling which gives greater control with regard to the current and future use of the building. It is not the intention of the applicant to sell the building and therefore create an additional stand alone dwelling and the tie of an annex will ensure that this cannot happen in the future if the applicant were to sell and move on.