

Design and Access and Planning Statement - 5 Edmund Close, Haverhill CB9 9LN

This statement has been prepared in support of a Householder Planning Application to Convert the existing Attached Single Garage and the Construction of a Single Storey Rear Extension at the above to provide additional living accommodation. It also includes for providing additional off road parking area.

Use / Proposal.

The existing main dwelling and attached single storey garage are within the curtilage of the site and are being used by the current applicant and family.

The property currently provides living accommodation comprising three first floor bedrooms with bathrooms, the ground floor comprises an entrance hall, sitting room, kitchen, wc, a conservatory and an attached single garage with a corrugated asbestos roof.

There is currently off-road parking for at least two vehicles to the front of the dwelling.

The proposal is to convert the existing garage and construct a single storey rear extension (including replacing the existing conservatory) to provide additional living accommodation.

The garage conversion will include the removal of the existing corrugated asbestos from the roof (including that of the neighbour's) for Health and Safety reasons and to provide a modern roof structure with insulation.

All works will be carried out in compliance with Building Regulations

Layout / Scale / Appearance

Full details of the proposals are set out in the drawing 2025.28.01 provided as part of the planning application.

It is felt that the extended accommodation is sufficiently well integrated into the main dwelling to function as a single, albeit extended, dwelling. The provision of a connecting doorway is essential in this respect, and the modest nature of the proposal also supports this argument.

This has been endorsed by the Planning Officer as part of the Pre-App advice received.

All services including electric, water and drainage will be connected to those serving the current dwelling.

A separate access to the extension is being provided as a separate fire escape to avoid going through the main dwelling and also to act as a disabled access should it become necessary at any time.



Access and Parking

Edmund Close is a single width access road serving owners of the properties in the close and their occasional visitors.

The property currently has a garage (although this is used for storage) plus two off road parking spaces with an access direct from Edmund Close.

The proposal includes for the alteration of the existing front garden area to provide a full width access with dropped kerb and an area of approx. 8m x 6m off-road parking for three vehicles.

This is indicated on the block plan on drawing 2025.28.01A.

The parking area will be constructed using self-draining shingle to match the existing so that no SW is discharged on to the highway.



Existing Parking Area to be Modified

The applicant will arrange for alterations to the existing dropped kerbing and a re-siting of the existing streetlamp through the appropriate authority to enable this to be achieved.

This will be in line with similar parking areas formed to several adjacent properties along Edmund Close – these can be seen from Google Maps Street View and photographs below.

Ecology and Bio-Diversity

In line with current requirements for Bio-Diversity Enhancement the following measure will be provided:- 1no. Schwegler 1B bird box onto a wall or boundary tree, the box will face a northerly direction away from direct sunlight.

Conclusion

An application for Pre-App advice was submitted for the proposals.

The advice given included the following:-

Reflecting on these drawings, I do agree that the extended accommodation does appear sufficiently well integrated into the host dwelling so as to function as a single, albeit extended, dwelling. The provision of a connecting doorway is essential in this respect, and the modest nature of the proposal also supports this argument. My suggestion is that the matter is simplified further by applying for these works as an 'extension', rather than directly for an 'annexe', as the reality of such a modest and well-connected space would function more akin to a larger single dwelling than as a self-contained element of accommodation any way. If approved as an extension, then the occupation of this by a relative, as part of a single larger dwelling, would not in and of itself trigger a change of use that would itself require planning permission.

I have not visited the site, and of course neither did Cara, but as a modest side extension to an existing dwelling, I consider there to be a reasonable change of planning permission being granted.

Based on this, it is believed that the application considers many aspects relating to the effect of the proposals sympathetically, is in line with relevant planning policies and would cause no harm to any interest of acknowledged importance.

Additional Assorted Site Photographs



Existing Rear Elevation of Dwelling



Rear of Existing Garage



Off Road Parking Areas to Properties Opposite