

Design & Access Statement

Description of proposal

replacement of part of existing stables to provide a detached residential annex.

Use

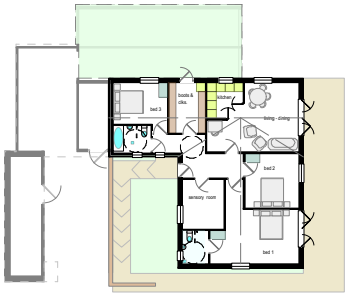
The existing use as a building ancilliary to the functioning of the main dwelling is being retained, although part of the building is being replaced, and the occupancy is changing to that od a dependent relative.

Amount

The overall gross internal habitable area will be 114 m².

Layout

The building follows the 'L' shaped form of the stables it replaces, allowing an entrance door and hallway in the centre with easy access to all rooms. These include a bedroom for the applicants grandson, one for his carer, one spare for visiting relatives, a combined living area with a lockable kitchen, and a 'sensory' room to calm and restore mental balance.



Scale and Form

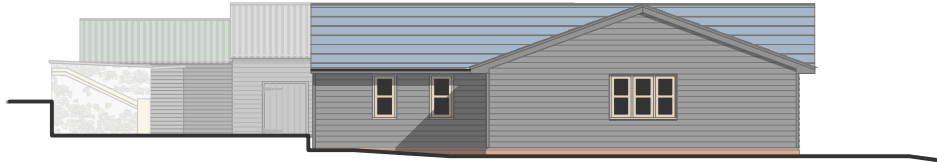
The height remains as the retained attached former stable buildings (3.95m to the roof ridge from ground level). The northern part of the 'L' follows the existing section profile, whilst the southern part has a shallower pitched roof covering the existing apex roof and lean-to.

Landscaping

The gardens remain as existing, and additional planting may be undertaken by the occupants aa they desire.

Appearance

The alterations to the appearance are minimal. The wall finish will be the same black stained timber featheredge boarding as the existing stables, and the roof will be grey fibre cement slates. Windows and doors will be light stained timber.



The view of the alterations from Steeles Lane to the west would be restricted by the retained buildings, with just the slope of the new roof (whose eaves line is lower than the existing) visible beyond the courtyard.

Access

The existing vehicular access and hardstanding are retained. There is sufficient space for several cars to park and turn. No new hard paving is planned.

Trees

There are no trees affected by the replacement building.

Biodiversity

There are no priority habitats on site. The development affects less than 25 m² of non-priority habitat and less than 5 m of linear habitat. There are no temporary impacts. The development is therefore deemed 'de-minimus' under the Biodiversity Net Gain legislation meaning no net gain is sought.



existing view from Steeles Lane



existing view from the east



proposed view from the east

Planning Statement

History

There is only 1 planning application recorded relating to the site, ref. No: 2016/1066, for a detached garage and drive, which was allowed on appeal but never implemented. The siting is shown in hatched pink outline on the plan to the right.

Policy

The proposal is supported by several clauses within the NPPF:

para.153.

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Any harm by reason of inappropriateness or otherwise is minimal, and the needs of the applicants family to house their disabled son is paramount and clearly outweighs other issues.

para.154 (c) and (d) :

Development in the Green Belt is inappropriate unless one of the following exceptions applies: c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

The volume of the stables and barns is 551.4 m³, 412.4 m³ of which is removed. The volume of the new building is 406.2 m³, so the overall volume od building is reduced by 6.2m³. See diagram to right.

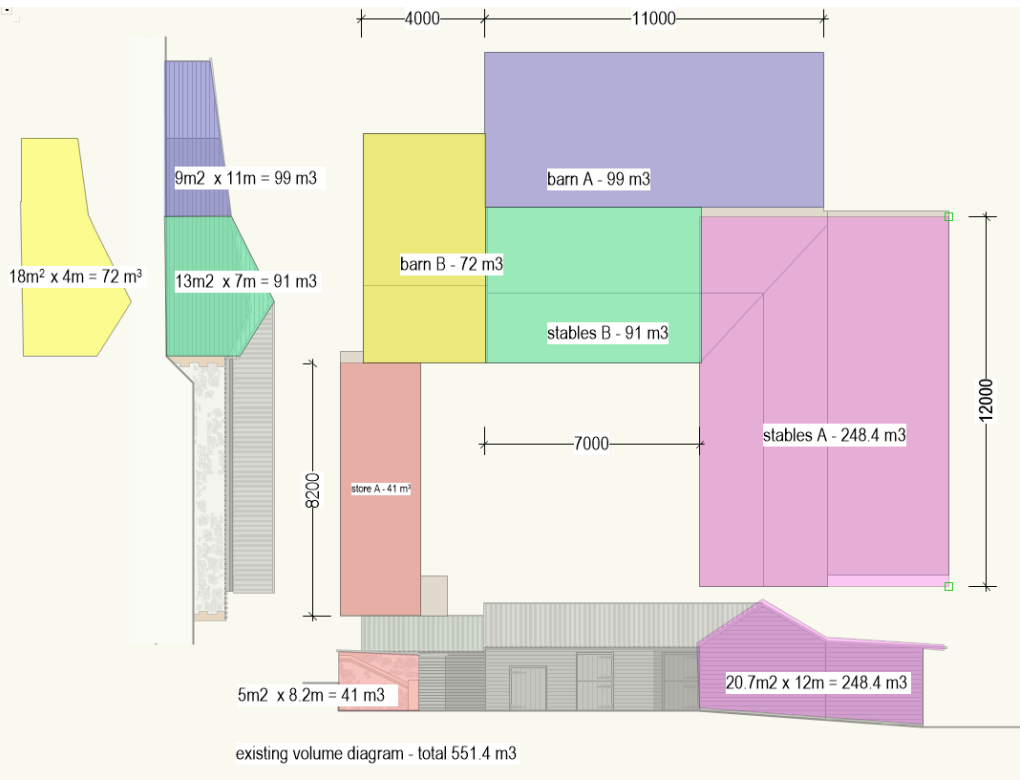
para.155 :

The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where all the following apply: a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan; b. There is a demonstrable unmet need for the type of development proposed

The footprint of the proposal is currently occupied by buildings so is 'brownfield' land. The applicant has submitted evidence that the living conditions required to enable his grandson to remain well can not be replicated in existing accommodation elsewhere, so there is a specific unmet demand for this annex.

Very Special Circumstance

To enable his grandson to remain well this annex can not be replicated in existing accommodation elsewhere, so there is a specific Very Special Circumstance to allow it to be built. The applicant has submitted a separate document describing the medical needs of his dependent.



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