

## Design statement

<b>Doc Ref:</b>	060 RSS
<b>DATE:</b>	Revision A 5/9/2018
<b>Site Location</b>	7 Russett Road, Malton, YO17 7YS

### Description of proposal

Demolition of the existing garage and the addition of a single storey granny annex and the addition of a single storey rear extension to the main house.

### Site Description

On site is a two storey modern detached family home with a detached garage set back from the road. The existing house is facing brick with concrete pantile pitched roof. There is a large forecourt which is hard landscaped and used for parking.

The garage is set back to the rear of the site and is currently used for storage.



Photograph 1. View of the main dwelling from the garden



Photograph 2. View of the set back garage to be demolished

### **Proposed Development**

The proposals are for the addition of a self contained, single storey one-bedroom granny annexe. The applicants mother currently lives with the family of four in the main house. The annexe will provide independent living accommodation for the mother. Accommodation is to consist of one double bedroom and an open plan living area. All within an external area of 35m<sup>2</sup>.

Also proposed is a single storey rear extension to form an open plan kitchen diner, the additional area added will be 14m<sup>2</sup>.

### **Design & Appearance**

The existing garage is to be demolished and replaced with granny annexe, which will be sited no closer to the north boundary than the existing garage. The annexe will be larger in footprint and mass than the demolished garage. There is an existing high boundary fence along the north boundary which will be retained.

The annexe will have a pitched roof with tiles to match the existing house and a gable end with the entrance door facing onto the driveway. This will be in keeping with the gable ends to the main house and typical of the front elevation of an outbuilding.

The palette of materials will be as per the main dwelling with concrete pantile and facing brick to match the main dwelling and PVC windows.

The rear extension would be a lean to, constructed from facing brick to match the existing, the roof would be part tiled, part glazed. Aluminium bifold doors would provide access to the rear garden.

## **Pre application advice**

Pre application advice was provided reference 18/00554/PREAPP. The comments were generally in favour of proposed design and amount of development. It was noted that the granny annexe should be used as intended for elderly relatives and that it would not be suitable as separate occupation.

## **Access**

The proposed annexe is compliant with current approved document Part M for the use of dwellings as follows;

There is a level access and level threshold to the front door of the annexe and the door width will provide a 775mm clear opening width.

The WC allows for wheelchair access, in compliance with Part M of the Building Regulations.

The bathroom's size and location allows it to be easily converted into a wet room with a shower chair with direct access from the bedroom.

## **Flood Risk**

According to the Flood Map for Planning on the GOV.UK website, the site falls within FLOOD ZONE 1 and as the site is smaller than one hectare a flood risk assessment is not required.

## **Conclusion**

In keeping with national planning guidance NPPF GP1, the proposals are of a design that is compatible with the character of the area and neighbouring buildings.

The rear extension and annexe would be sympathetic to the character and appearance of the host building in terms of scale, form and materials.

The height of the annexe has been kept to a minimum and it should not result in an overbearing presence to number 9 Russett Road.

The proposals provide additional living area and independent living accommodation for an elderly parent, with a degree of privacy, which could easily be adapted to suit later impaired mobility.