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Proposed development for conversion of
outbuilding to ancillary annex
Planning Design & Access Statement
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1.0 Introduction

This Design and Access Statement has been prepared to act on behalf of the applicant to submit a planning application to Wokingham borough council to support the application for the conversion of an existing outbuilding into an ancillary annexe at 560 Wokingham Road RG6 7JB. The proposal aims to provide a self-contained living space for elderly family members while ensuring that the character of the existing property and surrounding area is maintained in accordance with National Policy Planning Framework and local planning policy with supplementary design guidance.

2.0 Site Location

The site location is at 560 Wokingham Road RG6 7JB, with the site itself consisting of a semi-detached house. The site benefits from a large rear garden, where the applicant has erected the outbuilding after permission granted by local authority. (Planning reference no.232507).

The immediate vicinity of the site is residential in character with multiple similar semi-detached as well as variety and services near by such as co-op, petrol stations and pubs.

The site is not associated with any significant planning constraints or any particularly sensitive landscape designations, including not being located within a flood zone or a conservation area.

3.0 Proposal

The application proposal is conversion of a single storey outbuilding to ancillary annexe. The proposed annexe will not be used independently or severed from the principal house and will not be used as a separate

and unconnected dwelling unit as it will have a functional link to the main dwelling to host elderly relative and allow provision of care.

The annexe would include a living area, kitchen, bathroom and bedroom, which will be 11m.sq, with the total net area being **60m.sq.**

The annexe will be designed to keep with the character of local area and will provide much needed ancillary additional living space to the occupants and their family. A quick review of mapping software and the planning portal also revealed multiple annexes existing already within the local area.

The proposal involves the conversion of the outbuilding into a granny annex, which will include:

- A living area
- A kitchenette
- A bedroom
- A bathroom

1.Scale and Massing: The annex will be remain within the existing footprint of the outbuilding, ensuring that it does not dominate the garden space or negatively impact the amenity of neighbouring properties.

2. Materials: No change to any external material however external materials were carefully selected to match the existing outbuilding and main dwelling. This includes the use of insert materials, e.g., brickwork, upvc windows and roofing materials to ensure visual harmony.

3. **Landscaping:** The surrounding garden area will be maintained, with landscaping enhancements to provide a pleasant environment for the annex. This may include planting, pathways, and outdoor seating areas.

4. **Access:** The annex will have its own independent access from the garden, ensuring privacy for both the occupants of the annex and the main dwelling. The access route will be designed to be safe and accessible.

5. Internal walls and partitions will be fire rated stud walls including sound insulation between bathroom and living rooms in accordance with latest building regulation part L.

6. Ceiling height is 2.4m

3.1 The Applicant

[REDACTED]
[REDACTED]
[REDACTED] This conversion of the outbuilding into a granny annex is not only a practical solution to provide [REDACTED] a safe and accessible living space [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

4.0 Planning Policy Context

There have been multiple applications made for this site most recent being

232507 “Permission was granted” in December 2023 “Householder application for the proposed erection of single storey rear outbuilding, following demolition of existing outbuilding.

4.1 Assessment

The following planning policy and guidance documents are recognised as material consideration for the assessment of this application.

- National Planning policy framework
 - Wokingham borough council
- Ancillary accommodation - The outbuilding hereby approved shall remain ancillary to the main dwellinghouse and the dwelling shall remain in use as a single dwellinghouse and not be used, sold or sub-let as separate dwellings.
- Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07

The following section will evaluate the proposals in accordance with the relevant policies and supplementary design guidance of the Council to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Councils development criteria.

4.2 National Planning Policy Framework 2021 (NPPF)

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching

objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an economic objective - to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure.
- a social objective - to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective - to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.2.1 Analysis:

The proposal will positively contribute to all three development objectives outlined in the National Planning Policy Framework. From a social perspective, the proposal will provide a much-needed additional ancillary living space for the occupants and immediate family, especially regarding elderly family members, whose care can be

provided for through this annexe accommodation, (whilst maintaining some independence) within the applicant's garden. This will ensure that the applicants can maximise the use of the plot by the incorporation of this minimalistic proposed development. From an Environmental perspective, the proposal will not lead to any visual disruption, nor will it result in any impact to residential amenity. Economically, the proposal will help stimulate economic activity at a local level as local fitters and suppliers will be sought following planning approval.

Section 12 of the NPPF relates to achieving well-designed places which states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Furthermore, Section 12 of the NPPF also outlines that:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- b) are visually attractive because of good architecture, layout. and appropriate and effective landscaping.
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming, and distinctive places to live, work and visit.

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.

f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.2.2 Analysis:

The proposal emphasizes the significance of a well-designed space that will not adversely impact the character of the area. Adequate parking is included in the development plan, ensuring that it will not interfere with the surrounding uses.

The proposal is in keeping with the local plans, as it is well designed and complementary to the character of the site and wider area. Consideration has been given to the scale, massing, density, and siting.

The proposed materials are matching and appropriate, in that they will not erode the character of the site. The proposal also benefits from its location at the rear of the site and will thereby cause little no visual disturbances to the streetscape.

4.3 Amenity Considerations

Whilst there are neighbouring properties to the proposed site, their amenity is unlikely to be impacted significantly, by virtue of the proposed modest scale and separation by an existing fence, which the proposal does not exceed the height of significantly. The proposed mass and density of the annexe would thus be unlikely to restrict light or privacy to the neighbouring dwelling.

The scale is subservient to the dwelling at the site both in height, mass and footprint and therefore will not dominate the site character or overdevelop the site, allowing for ample undeveloped garden ground to remain. Fenestration is limited and appropriate which limit outlook to the occupants won garden area. As such, overbearing, overlooking and overshadowing are not expected to be significant concern for this development.

The proposed development will therefore cause no further impact to neighbouring amenity than the existing dwellinghouse and development at the site. Additionally, the new development will improve amenity for the dwelling's occupiers and future residents, in that it will provide ancillary living space to the residents' and their relatives, allowing them to provide elderly care at home, whilst the elderly relative being able to maintain some degree of independence.

Moreover, the bedroom has windows to ensure suitable ventilation and residential amenity. As such, it will create a more extensive, accessible, and better designed home for the occupants and their family.

4.4 Parking and Highways

The highway agency would be unlikely to raise any objections to the proposal. This is because parking is available at the site. The dwelling also has all public transport modes around.

5.0 Conclusion

The proposal will deliver significant social and economic benefits to the area while not resulting in any detrimental harm to the areas' surrounding environment. It is well designed and provide ancillary living space to the occupants and family, as well as at home care for the elderly members. Whilst maintaining their privacy and shared facilities increasing the residential amenity of the dwelling.

For this reason, we see no reason for the Council to withhold our request for the planning permission and kindly request that the council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework should the planning Authority have any further question in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal.

We respectfully request Wokingham Council's support for this application.