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DESIGN STATEMENT

Proposed Granny Annexe

44 Waddow Grove, Waddington, Lancs., BB7 3JL

INTRODUCTION

This Design Statement relates to a Householder Planning Application for a proposed granny annexe within the curtilage of the residential site. The application is required due to the proximity of the proposed structure to the site boundary and location adjacent to the highway. It is therefore not deemed to be Permitted Development.

The property is located adjacent to the southern boundary of the Waddington Conservation Area on Waddow Grove, designated as an unclassified highway in a 20mph zone by Lancashire County Council.

In preparing the proposed designs reference is made to the Ribble Valley Borough Council – Core Strategy 2008 – 2028 document, policy DMG1, with regards to design, access and amenity.

Planning pre-application advice has been provided prior to preparing the detailed design
– reference no. 3\2020\ENQ\00071

Previous Planning Applications

3/2014/0067	Single storey extension to rear and side of existing dwelling.	Refused
3/2014/0474	Single storey extension to rear and side of existing dwelling.	Approved
3/2016/0117	Demolition of conservatory and construction of extension.	Refused
3/2016/0382	Demolition of conservatory and construction of extension.	Refused
3/2016/0808	Demolition of conservatory and construction of extension.	Approved
3/2018/0456	Installation of u.p.v.c. cladding.	Approved

DESIGN STATEMENT

The proposed building is to be used as a granny annexe and will be an extension of the family unit to the occupancy of the existing dwelling.

The proposed building is to be a timber framed construction with a mono-pitched polymer sheet roof. The walls to the south and east elevations are to be finished with taupe coloured, horizontal u.p.v.c. cladding. The north and west walls are to be finished with cream coloured K-Rend self coloured render to match the existing dwelling. The doors and windows are to be dark grey u.p.v.c. The fascias are to be dark grey u.p.v.c.

The building is to be located on the rear building line of the existing dwelling, 10.0m to the west of the bungalow, in the north-west corner of the garden. The proposed building will be located 1.20m distance from the curving southern boundary of the property.

The existing, curving southern boundary consists of an 1.60m height Laurel hedge. There is 1no mature Silver Birch tree located midway along the hedge. The hedge provides screening of the garden area.

Photographs of the existing boundary treatments are provided below.

SURVEY PHOTOGRAPHS



Existing view to southern boundary on Waddow Grove looking north.



Existing view to southern boundary looking east

SUMMARY

The proposed building is of a suitable scale, in keeping with the immediate area and does not adversely impact on the local amenity. The height of the building has been restricted to a minimum and is not considered excessive. Screening of the building is provided by the boundary hedge. The proposed materials are to compliment the existing building.

ted for this application.

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