

**PLANNING APPLICATION XXXX
XXXX**

**APPLICANT'S STATEMENT TO MEMBERS OF THE PLANNING &
LICENSING COMMITTEE**

The Committee is respectfully asked to consider the following points in support of the proposal in making its decision:

- The size of the proposed extension is the minimum necessary to provide essential facilities for an elderly relative, XXXX, who suffers from vascular dementia and requires full-time care and supervision. Therefore, the accommodation must also include sufficient space for a carer to stay overnight in the property, in an adjacent room, when required. A living room, with views out over the garden, would provide an interesting and stimulating environment during the day, which is critical for patients suffering from dementia. Because of XXXX's condition, it is also essential to provide WC facilities on both floors and all rooms must be of sufficient size to permit wheelchair access.
- It might be argued that XXXX could instead be placed in a residential care home. However, this would be contrary to the government's clearly stated policy of providing care for the elderly at home and within the local community. Indeed, public grants are available for this type of development as a means of providing direct support for home-based care. Furthermore, it is the applicants' right to provide care at home if they wish and there is nothing in the Council's adopted policies to indicate otherwise.
- Local Plan Policy H40 does not impose any limit on the additional floorspace which may be permitted in an extension. There is therefore no justification for opposing the scheme purely on the basis of the additional floorspace that would be created or the percentage increase in size. The relevant criterion (i) states only that the external appearance, scale, massing, size and materials should be generally consistent with the character of their surroundings and to the existing building.
- We consider this proposal to be fully in accordance with these requirements. The extension would be built out onto an existing rear extension and would form a second and subsidiary wing to the rear. The extension would be centrally located on the main rear elevation, such that it would be almost completely screened from the road and public view by the main front elevation of the existing dwelling. There would be no views of the extension from the rear, because the rising land to the west provides natural screening. Please see the attached photos and photo-montage, which amply illustrate the secluded character of the site and the unobtrusive nature of the proposed extension.

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- The extension would continue the existing eaves and ridgeline and the roof would be entirely re-clad with slate tiles to achieve a seamless finish. The treatment of external finishes and fenestration would match the existing dwelling. It would be inappropriate to reduce the ridge height of the extension, as suggested by the planning officer, because this would create an awkward step in the roofline. This is because the existing rear extension is built up to the main ridgeline. Moreover, this is necessary to achieve a reasonable internal floor to ceiling height. It is not practical to adapt the existing living space, because the existing staircase is too restricted to accommodate a stair lift.
- The porch is provided solely to give shelter for XXXX when entering or leaving the annexe. This is a particular issue on this site because of its exposure to the wind. However, the extension would not be used to provide a separate dwelling unit. The living accommodation would be fully integrated with the main dwelling and the applicant is happy to accept a condition on any approval stating that the extension may only be used for purposes ancillary and incidental to the residential use of the main dwelling. This approach is entirely in accordance with the national advice on conditions given in Circular 11/95 and model condition No 47 on “granny annexes.”
- Furthermore, if the Council requires additional reassurance on this point, the applicant is willing to complete a Section 106 planning obligation to secure a legal agreement to prevent the annexe from ever being let or sold off separately from the main dwelling. With this further means of control, legally enforceable through the courts, there would be no possibility that the extension would ever be used to provide a separate dwelling.
- Under recent changes to permitted development rights, the applicant could erect a full width two storey extension, to a depth of 3m across the entire rear elevation of the existing dwelling, with a gross floor area of 72 sq m. This is very similar to the size of the proposed extension (75 sq m). Moreover, a full width rear extension would be far more visible from the road. This is illustrated on the attached plan. This is an important material consideration, because the proposed extension would achieve a significantly better design, with significantly less visual impact, than if full permitted development rights are exercised. This consideration has not been taken into account by the planning officer and is a powerful argument for approval.
- Finally, the extension would provide flexible and adaptable accommodation for the future. In the event that it is no longer required as an annexe, the extension could either be used as part of the main living accommodation or, subject to any necessary approvals, adapted to provide bed and breakfast accommodation, thereby helping to meet the need for local tourist accommodation and contributing positively to local economic development.
- In conclusion, we urge the Committee to take all the relevant considerations into account before making its decision, and to grant planning permission subject to appropriate conditions and, if necessary, the completion of a legal agreement to prevent the extension from being let or sold off separately from the main dwelling.

■ Permitted Development
Full 2 storey rear extension
gross floor area 72 sq m
(Proposed extension gross floor
area 75 sq m)

