



PROPOSED CONVERSION OF EXISTING DETACHED GARAGE TO GRANNY ANNEXE AT 24 ST. DAVIDS PARK, MARGAM, PORT TALBOT, SA13 2PU.

1.0 INTRODUCTION 1.1 Planning permission is sought for the conversion of an existing detached garage to grounds of existing dwelling, 24 St. Davids Park, Margam.

1.2 This Planning Statement provides relevant background information and therefore forms part of the submissions of the application to be considered by the Authority,

1.3 The application is submitted as a householder application.

1.4 The conversion of a free-standing building within the 'curtilage' of a dwelling is permitted by Class E in Part 1 of the Second Schedule to the General Permitted Development Order (the 'GPDO'), subject to certain scale and proximity considerations.

1.5 The use of the respective building however is the key consideration. The wording of the Order is quite restrictive; it only permits the erection of such a building if it is "required for a purpose incidental to the enjoyment of the dwellinghouse as such". The term "incidental" has been held to exclude purposes which are part of the primary residential use of the property, so a free-standing building to provide extra sleeping accommodation, extra living space, and/or a kitchen, etc., are not permitted by this part of the GPDO.

1.6 Theoretically therefore, the submitted application is largely for the "use" of the intended building, not the physical structure itself (excessive scale parameters accepted).

1.7 The proposed annexe is intended to accommodate the Applicant's elderly mother, who requires increasing care and supervision. The proposed annexe will enable the Applicant to provide this care, whilst allowing her close relative to retain an element of independence. The Applicant herself is also likely to spend time in the annexe in a 'caring' role.

1.8 The use of the annexe will therefore be ancillary to the main dwelling (24 St Davids Park) and sufficient links will be retained to it, as highlighted later in this statement.

1.9 In all respects, the development of the annexe complies with local and national policy.

2.0 THE PROPOSAL 2.1 This application site forms part of the Extensive garden of the main dwelling 24 St. Davids Park.

2.2 The main house is a large detached dwelling with extensive grounds surrounding. There is a large detached double garage which is largely used as some storage.

The property has extensive external off road parking and reversing areas for a number of cars to be placed, so no detriment to any vehicle parking or movement. The proposed detached granny annexe will utilize the existing garage with any building materials to be the same as current external materials.

2.5 The proposal seeks the inclusion of a granny annexe conversion within the curtilage of the existing household and will not be sited any differently than existing.

2.6 The annexe will therefore be separate from the main dwelling, but would be functionally related and in close proximity (within 25 metres). Critically, it would form part of the same planning unit. There will be no separate address, utility meters, garden area or access to the annexe.

2.7 A great deal of care and consideration has been given to the design of the annexe in order to keep the size to a minimum, while still providing usable and comfortable living space. The annexe's footprint is that of the existing garage it reuses.

2.8 The annexe has thus remained as subordinate in mass and scale to the host dwelling. The annexe will utilise high quality and environmentally sound materials in construction.

2.9 The annexe is single storey with a dual pitched roof and will measure as existing..

2.10 The accommodation will comprise a bedroom, bathroom, store and living room, that would include a small dining area. The first floor existing space will be further utilized as hobby room. The annexe will be accessed directly from the existing garden and there will be no need to make any alterations to the existing access and circulation pathways.

2.11 A wide door will lead to the main sitting area and a single door provides the main entrance of the side elevation. Casement windows will be provided to allow ample light into the living areas. The other elevations will be bereft of any window openings, other than a small window to the rear from the bedroom onto the enclosed garden..

2.12 Externally, the annexe will be finished and remain as brick, to match that of the main dwelling.

2.13 Parking provision serving the property will remain unchanged. 2.14 All foul water will be disposed of via the existing system discharging into the Mains. All rainwater will be disposed of via soakaways.

2.15 The site is within part of the extensive household . It lies within a semi rural location. The house is not listed and there are no special designations relating to its location. The proposed annexe is a modest reused structure. The area in which the annexe is to be sited is well-screened from the neighbouring properties by existing hedge, vegetation and fences, eliminating any negative impact on the neighbouring visual amenity.

2.16 The annexe will not be overlooked and will not in itself give rise to overlooking or loss of privacy to the neighbouring property due to its location.

2.17 As an ancillary outbuilding to the existing dwelling, the annexe will not undermine

policy which seeks to protect the characteristics of the countryside from inappropriate development.

3.0 LOCAL PLANNING POLICY 3.1 In terms of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the adopted development plan for the area within which the application site is located is the Neath Port Talbot Local Development Plan (LDP). It is therefore the policies of this document that have been referred to in the preparation of the proposal, including the following:-

□ SP1 - Sustainable Places and Spaces □ GP1 - Sustainability and High Quality Design □ GP6 - Extensions

3.2 The nature and form of the application proposal – ancillary accommodation – is not specifically covered by an individual policy of the LDP. However, there are elements of a number of policies that are considered to be in general applicable.

3.3 Policy H5, although specifically relating to extensions, for example, provides a useful number of criteria appropriate to any assessment of annexe structures:-

a. The scale of the proposed conversion is subordinate and compatible to the size, type and character of the existing development and does not result in overdevelopment of the site, nor lead to reduced and inadequate areas of parking, utility, vehicle turning, amenity or garden space; SATISFIED

b. The external appearance of the proposed conversion in terms of design is subordinate, and the materials should complement that of the existing development; SATISFIED

c. There are no adverse effects on the natural environment, landscape/townscape or the setting and integrity of the historic environment; SATISFIED

d. The local environment and the amenities of neighbouring developments are not adversely affected by the proposed extension; SATISFIED

e. The use to be made of the proposed conversion is compatible with the existing building, structure or land use. SATISFIED

3.4 The proposal will see the application site continuing its role from a landscape design perspective to that which it plays at present. It will retain its overall scale and form, with no change to the existing adjoining areas of soft and hard landscaping.

3.5 The siting of the proposed development has been heavily influenced by the position of adjoining structures, and of course the outbuilding, which it will replace. By adopting this approach, the setting and layout of the existing property is retained and respected, while also ensuring that the development is fit-for-purpose. The proposal will be of a design and appearance that reflects and respects its setting.

3.6 Essentially, the proposed annexe represents a householder development that is specific to the needs of the occupants of 24 St. Davids Park,. It does not result in any adverse amenity impact.

4.0 DISCUSSION 4.1 The main issues with granny annexes tend to be:- □ whether they would constitute a separate unit of residential accommodation, rather than an ancillary use and, if the former, whether such development is sustainable. □ whether, by reason of its size, scale, design and location, the proposed conversion would be in-keeping with the main dwelling house.

4.2 The proposal is not for a separate self-contained residential unit within a separate planning unit. The proposed conversion is a replacement within the curtilage of the existing dwelling.. All policy guidance makes clear that domestic outbuildings, within the curtilages of existing dwellings, are acceptable in principle. There is nothing in the guidance to suggest that where ancillary accommodation is in an outbuilding it will be treated as an independent dwelling. A condition can be attached to the planning permission to prevent such use.

4.3 Whilst the proposed accommodation would contain most facilities required for it to be used as an independent unit, its overall size would be too small, whilst the level of facilities it would provide would be basic, which is what would be expected for accommodation that is ancillary to the main dwelling.

4.4 The relationship with the main dwelling will clearly be subservient in function, size and scale to The main house. It is located close to the house and would occupy the same curtilage to that of the outbuilding to be replaced.

4.5 The conversion would provide a single, composite outbuilding, of good quality materials, that would incorporate design features reflecting the local vernacular.

4.6 The existing garage is surplus of use to the current owners and this conversion meets the whole family needs in every respect without detriment.

4.7 As a single storey building it would still appear subordinate to the main dwelling.

4.8 Furthermore, in terms of its visual impact on the wider area, the proposed conversion would still be totally screened from all public vantage points.

4.9 The annexe would not, by reason of its size, scale and design, appear incongruous in relation to the host dwelling; neither would it be inappropriately located in relation to it.

4.10 The development would therefore be appropriate to its semi rural location and relate well to existing development.

4.11 The model condition which could be attached to this permission to ensure that the occupation of this unit remains ancillary is:-

“The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling 24 St Davids Park, Margam.

4.12 The fact that such a condition is included in national planning guidance is an indication that it is capable of being enforced and there is therefore no reason why the Local Planning Authority should not attach such a condition.

5.0 CONCLUSION 5.1 There is more than adequate justification contained within both national and statutory local planning guidance to allow the development to proceed.

5.2 The overall design of the development is appropriate to the site.

5.3 It is concluded that the proposal is for an appropriate form of development, wholly acceptable in planning policy terms. Therefore, for the above reasons, it is respectfully requested that the application be approved.