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The application for an annexe to the rear of 349 Caerleon Road

Existing

The proposal is to create an annexe in the existing garden at 349 Caerleon Road. The garden had an historical'' garage', but because of its substandard accommodation as a garage it has become a store and work shop. The applicants use the land opposite their rear access for parking. The existing parking bays are 5.5m x 6.6m.

Notice has been served on the owners in regard to this application and the land is currently being acquired via adverse possession.

The workshop currently measures 5053 wide and 4846 long. This includes a door/gate into the workshop allowing access to the garden.

The façade is formed in various materials, Concrete Panels, Timber Cladding, steel doors, inside the garden the finishes vary wildly from wooden panels, upvc doors , concrete panels



Figure 1. Roadside View



Figure 2. Garden elevation showing out houses
to be removed

The new proposal, is for the demolition of the workshop and replacement with a granny annexe, to allow multi-generational living at the address. It must be noted that this does not provide a stand-alone residence it is solely an ancillary annexe to the parent property. The proposal will have an enclosed area of only 29sq m and will

not have a functioning kitchen, just a tea making facility. The services both electricity and water will be fed direct from the parent property. The applicant has requested a covered walkway into the garden which will allow storage of Bikes, logs, garden equipment as well as form an access way into the private garden. Whilst this is covered it does not form part of the annexe and will be supported on columns and have a boarded face to the boundary.

Parking

The provision of parking is un-affected by the work as it is external to the site. It should be noted that the workshop hasn't been used as a garage for more than 20 years, and that its dimensions are too small for two vehicles at 4.8 wide and it is 1.2m too short for a 6m internal parking space so it cannot be classed as a parking bay.

The property will remain a three-bedroom house as the smallest room is needed as a "work from home" office and this requirement for working from home has caused the need for the annexe .

This development complies in all respects with the majority of the criteria set out in Section E of permitted development and would be permitted development if the roof was slightly lower, however the applicant wants to maintain the head height as existing, to match the height of the other building along the lane. and has therefore chosen to make this application.

The materials used will be slates to the roof, blockwork and render to the walls, grey UPVC doors and windows, and timber boarding to the walkway.

Conclusion

Illustrated below the particulars are shown to be compliant with the permitted development criteria in all respects, that are relevant to the building concerned.

The area covered by buildings is 29m² in area
The walkway being 10m² in area

The reduction in amenity space is minor and acceptable to the applicant as they will be repositioning the log store and content of storage sheds to the walkway and the removal of both buildings so this will offset the slight loss of amenity.

No part of the roof building is above 4m.

No part of the eaves is above 2.5m measured from ground level adjacent to the building. The reference point to the measured dimension will be as E5. (a)

The building is more than 2.5 meters high when measured at 2.0m from any boundary.

The building is set wholly behind the primary elevation.

No part of building is within 2m of the dwellinghouse.

The building does not have a patio, veranda or balcony raised 300mm above adjacent ground level.

The use is as an 'annexe, consequential to the parent building. Which is;
"(a) purpose incidental to the enjoyment of the dwellinghouse"

It is not on article (1) 5 land or a World Heritage Site.

These details are confirmed in the drawings that form part of this application,
SD1059 01 Block Plan
SD1078 02 Layouts and elevations

There are ecological enhancements made to the parent property namely bird and bat boxes. The garden already has extensive planting both native and non-native species that provides both habitat and food sources to wildlife. This planting is mainly in mainly in pots and tubs due to the extremely confined nature of the site.

Conclusion

The removal of the old workshop and replacement with a purpose built annexe provides aesthetic improvement to the area, improved living conditions for the family, at no cost to the environment and does not affect parking provision. The annexe cannot operate separately as a residential unit it has no kitchen, separate amenity space or dedicated access, except via the parent property.

The material and extent of the building are in keeping with the local environment.

A final point with very minor alterations this building will meet fully with permitted development criteria, and therefore the consideration should solely be on those matters where it does not conform to that legislation, mainly height. Other matters would be irrelevant should that route be taken and the LPA are asked to consider that in their considerations

Should the LPA need further confirmation please contact Skerryvore Designs at anytime

I therefore respectfully ask that the Local Planning Authority determine the application in relation to the proposed use, contained within this application. Should the LPA wish to impose conditions they are invited to do so.