Proposed conversion and extension to garage to form accommodation for dependant relative and single storey rear extension at 9 Elnor Lane, Whaley Bridge.

PLANNING, DESIGN AND ACCESS STATEMENT

SITE DESCRIPTION

The two storey three bedroom property stands on a large plot of land. The front of the property is adjacent to Elnor Lane in a slightly elevated position to the steep access road.
A large attached garage has been added to the front of the property facing Elnor Lane and the vehicular access from the garage leads onto Elnor Lane. There are large gardens and semi-rough land situated at the rear of the property together with a builders yard and workshop situated at the southern extremities of the site, the builders yard has an access onto the new estate road leading to Mevril Springs Road. The property is owned by Mrs. Margaret Cottrell who is the sole present occupant.

THE PROPOSAL AS IT AFFECTS THE SITE

It is proposed to convert the existing double garage at the front of the property and to build over the garage on a similar footprint. The extension will form separate living accommodation while retaining the use of the main facilities of the house.
It is intended that the main house will be occupied by Mrs. Cottrell`s daughter and her family while Mrs. Cottrell will occupy the proposed conversion. The long term view is that the existing property is the family home for which she has occupied for over 60 years and shall be retained as such while the conversion will serve as accommodation for a dependant relative, allowing Mrs. Cottrell to share the family home but allow her to have a degree of independence and also to integrate with her immediate family.
The thought behind the proposed addition is to provide Mrs. Cottrell with more user friendly and appropriate accommodation. Such an arrangement will permit Mrs. Cottrell to retain her own independence and yet enable her close family to assist her with her daily living needs and be readily available should she need them.

DESIGN

The external design features relate to a simple two storey front extension on the footprint of the existing garage, the conversion will allow a reasonable amount of living space while not infringing on the "street scene" from Elnor Lane or intrude on the privacy of the adjacent cottage which is set at a lower level.
The internal design will define well appointed features including a living room with kitchen and en-suite bedroom.

PLANNING GAINS

While it is generally agree that if possible elderly persons should be able to retain their own homes to live out their lives, it also gives the opportunity to a young family to live in the environment of a family home with the benefit of a large garden and be near their immediate relatives and enhance both family ties and responsibilities.
Mrs. Cottrell`s daughters existing home will be sold to provide finance for the conversion and provide a home for another local family.

CAR PARKING

Existing car parking spaces and turning area are available at the rear of the property for numerous cars and it is intended in the future to build a new garage on the track leading to the workshops.
Safe and appropriate provision for visitor parking is included while pedestrian access will have a safe approach and also allow elderly, the disabled and the less mobile person to gain access with a wheelchair on a safe level approach.