Keech Design Services Ltd
1 Harbour Close
Swindon
SN25 3DL

01793 322610
07778 324228

robert.keech@ntlworld.com

17 08 2023

Wiltshire Council
County Hall
Trowbridge.

Planning.

Dear Sirs,

Re: Design, Access and Planning statement for a detached annex at The Fields, Broad Town, SN4 7RB.

This application is for a detached annex to the host property at the above address. The annex is for the applicant's mother who is at present in a residential development but wishes to leave and be settled with the family. The host property would not be suitable for conversion as a single level living area is not possible there. A full time live in care assistant would also need to be accommodated. Full details of the medical condition can be made available to the council, but not to be published on the public domain.

The neighbouring property, Broad Town Barn, had an annex granted in their rear garden recently (22/06799) with one bedroom and an external size of 11.0 m x 7.0 m. This proposal is slightly larger at 12.0 m x 8.0 m to allow for a live in carer. I have based this design on an identical annex which was also granted by Swindon BC (10/1238) also for full disabled facilities with a live in carer.

The site has a camping area to the rear which is separated off to the host property and will not be affected by this proposal. The position of the annex is in a paddock adjoining the host property. This paddock at present has a herd of Alpacas which will stay after the annex is constructed. The annex has been positioned fairly central and will not be seen from any public highway due to the high hedgerows and bushes to the highway. There is a public Right of Way across the paddock which will not be affected, but a

new post and rail fence will be erected as a demarcation between the ROW and the Alpaca paddock for public safety. Although Alpacas are quite docile they can be protective of their young. There is a drainage ditch along the Southern boundary which is over 20 m away from the proposal. The entire site is in Flood Zone 1.

Although the proposal is within a paddock, the area was designated to be low quality agricultural land according to the previous granted planning application at the site and as such the loss to farming would not be material as an objection to this application. If the Alpacas were moved to another paddock and the fence removed to the host property, this entire area could be classified as a residential garden. The agricultural tie was lifted from the site some years ago.

The key issues with this type of application are:
1. The principle of providing facilities for this annex is considered acceptable in accordance with policies CP1, CP2 and CP57 of the adopted Wiltshire Core Strategy.
2. Impact on the settlement. The proposal will not be seen from the public highway and only seen occasionally by the odd rambler using the ROW. The proposal is to be constructed of the same materials and on the same building line as the host property and will be subservient to it. The ridge is quite lower than the host property and will have no impact on any street scene. This will comply with CP57 and the guidance of the NPPF.
3. Impact on neighbours. No neighbours will be able to see this and will not be affected.
4. Access and parking. There is ample parking with garaging and hardstanding for approximately 12 vehicles which would meet and exceed the adopted parking strategy. There is an electric gate to the host property. The camping element of the site is separately accessed from the side lane.
5. Other considerations. This proposal will free a much needed residential home space and give the occupant a better independant lifestyle in a rural setting with the rest of the family. The standard condition of only a relative can occupy is fully accepted.

In conclusion this proposal does not conflict with any policies and it is anticipated that the council will support this application.

Yours sincerely,

[redacted]

R G Keech. Agent.