

PROPOSED ANNEXE & ASSOCIATED WORKS
95 . STUDLAND PARK, WESTBURY, BA13 3HN

FOR MR & MRS TIM CULL

STATEMENT

The site

95, Studland Park, Westbury is a modern detached two storey house within a small collection of dwellings constructed in the mid 1980s off the western end of The Butts. Present accommodation comprises kitchen, utility, dining room, living room, study, and double garage, with 5 bedrooms at first floor level. The main structure is built in brickwork with some areas of imitation Cotswold stone laid in mixed courses, under a profiled tiled gabled roof.

The house is set well back from the estate road with an open front garden. The main garden is to the rear. The plot has an even gradient from north (low) to the south (high). Within the rear garden are a small number of outbuildings. Of these the one close to the southern boundary is the subject of this application.

Access & Car Parking

Vehicular and pedestrian access is off the estate road. There are two garages within the house and two open parking spaces. This is not to be changed.

Local Planning applications

The original property was altered and extended in 2004.

Proposals

The proposal seeks permission to alter and extend an existing outbuilding to provide modest self-contained accommodation for Mrs Cull's elderly parents. They have lived on the top floor for over seven years. This present arrangement has become far less satisfactory now that their mobility has deteriorated such that negotiating the stairs is somewhat problematic. Their occupational health nurse now states that they should be in ground floor accommodation. Nonetheless they are very keen to remain largely independent, within the over-all care provided by Mr & Mrs Cull. They are very keen to "have their own space",

The main house does not lend itself to sufficient subdivision at ground floor level, hence the project to extend and convert an outbuilding.

The outbuilding

The outbuilding was erected about fifteen years ago in the rear garden for the applicants' workshop, and within "permitted development" rules then in place. It has 6m x 4m footprint, and positioned 1m off the south boundary fence. Since then a second fence has been erected inside this. Mr Cull built it to a very high standard, with cavity walling under a tiled roof to match the house. The extension walls and roof will use matching materials.

Design

It is proposed to extend the building toward the host house by 5.5m x 3.8m wide. Ridge and eaves levels align with those existing.

There are accesses in the southern and eastern end walls. Internally, there is a small bedroom with shower-room off; kitchen, dining, and living areas.

Existing footprint = 24 m² ; proposed extension= 20.9 m² Total footprint = 44.9 m².
Internal space is approximately 18 m²; plus proposed 15.6 m² = 33.6 m² (362 ft²) total.

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