

Supporting Statement

Erection of Annex

4 Calcutt Farm Cottages, Calcutt, Swindon, SN6 6JR



This planning application proposes a small annexe ancillary to the existing host dwelling at 4 Calcutt Farm Cottages, Calcutt, Swindon, SN6 6JR.

The proposed annexe is located entirely within the residential curtilage of the host dwelling and is intended to provide additional overnight accommodation for family members and visitors to the host dwelling.

The host dwelling is modest in size, and fairly remote with no nearby public transport links within walking distance. It is therefore important that there is adequate space for family and friends to stay on the property when they visit the owner, who has recently become the sole occupier of the property - hence the frequency of visits is increasing.

The vehicular access to the annexe will be shared with the existing access for the main dwelling, and there is ample parking for both the main dwelling and the proposed annexe. The block plan provided identifies 4no parking spaces, but there would be space for more if needed by utilising the large tarmac driveway to accommodate numerous additional vehicles.

The annexe and the host dwelling will share outdoor space and ancillary features with the host dwelling, with no physical separation proposed in the planning application.

The services to the annexe, including water, electricity, broadband, and refuse collection will be shared with the main dwelling on the property.