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PLANNING/HERITAGE/DESIGN and ACCESS STATEMENT

**KATH LUDLAM
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INTRODUCTION

This Composite Statement has been prepared on behalf of The Matthew Ludlam Foundation in support of the application for full planning permission for *“Use of existing detached outbuilding as a domestic annex for ancillary residential use in association with 5A Parkfield Road South”*.

The application is supported by the following:

- Completed application forms
- Certificate of Ownership
- Location Plan
- Proposed Site Plan
- Planning/Heritage/Design and Access Statement

BACKGROUND

Planning permission (Ref: 121326/FO/2018) for *“Erection of outbuilding to form ancillary living accommodation following the demolition of existing garage”* was granted on 8th November 2018 and subsequently implemented. Condition 6 of that planning permission is *“The detached outbuilding hereby approved, shall be ancillary to the use of the main dwellinghouse at Flat 1, 5 Parkfield Road South only, and shall be used as a domestic annex only in association with the use of the main dwellinghouse”*.

PROPOSAL

The owner of the adjoining detached dwellinghouse, No.5A Parkfield Road South, has agreed to purchase part of the rear garden to Flat 1, Parkfield Road South and the existing detached outbuilding to incorporate into the residential curtilage of No.5A.

There are no proposals to alter the existing outbuilding or the dwellinghouse No.5A in any way. The only alteration would be to close access from the garden of Flat 1 by the extension of an existing yew hedge and the creation of an access between the existing curtilages of No.5A and Flat 1 to form the new enlarged residential curtilage of No.5A. This is indicated on the proposed site plan.

PRE-APPLICATION ADVICE

The proposal as described above has been subject to Pre-application consultation with Robert Griffin (Principal Planner – Development Management South). He has indicated there would be no objection in principle as there would be no material change of use from that of one incidental to a dwellinghouse. Following some discussion, it was agreed that this could be dealt with by this submission of an application for planning permission.

ISSUES

It is considered that the following issues are relevant in the consideration of this application:

Principle of Development

As described above, there are no objections in principle to what is in effect the continuation of the existing use, but in association with a neighbouring dwellinghouse.

Curtilage Amendment

The change of the respective curtilage boundaries is not in itself development requiring planning permission as there is no material change of use involved. The boundary will create a larger garden area for No.5A which is more appropriate for this large, detached family dwelling. The rear garden of Flat 1 is larger than any rear garden in the immediate vicinity and will remain so, following these changes. The other flats in No.5 Parkfield Road South have no access to the rear garden in any event.

Residential Amenity

There is no change to residential amenity currently enjoyed by any neighbouring properties.

Heritage/Design and Access

Similarly, the proposals will have no impact on the heritage asset of the Blackburn Park Conservation Area or the visual amenities of the area. There are no implications for access/parking which would remain unchanged.