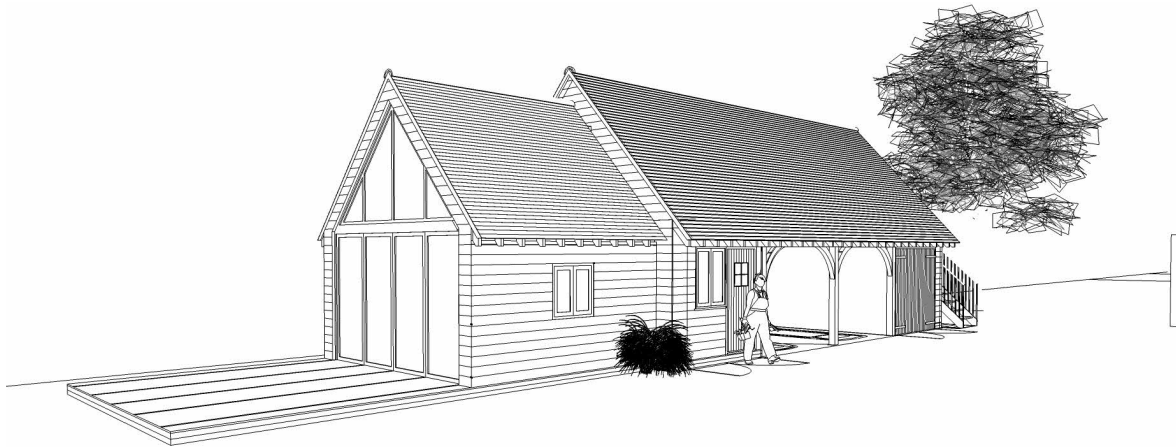


Client DP  
Project Kingscote

Date 28.11.23  
Project Kingscote extension to existing Granny Annexe  
no.  
Reference 13256 kingscote planning statement nov  
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Revision A

## Personal statement Kingscote Granny Annexe

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# The Proposal

## 1.0 Introduction

This personal statement has been prepared to support a full planning application for the ground floor extension of an existing granny annexe which has ancillary residential use within the existing residential curtilage to Kingscote. This statement provides an opportunity to explain the proposals.

The proposed extension to the existing granny annex will be for the applicants, who due to personal family circumstances require additional ground floor residential floorspace [REDACTED]

The increased ground floor space will provide a more comfortable environment and the balance of independence while still having a functional and family link on a day to day basis. It will allow the occupant [REDACTED] to be less isolated and from the main house.

## 2.0 Application Site

The existing granny annexe occupies the 1<sup>st</sup> floor of a garage/storage outbuilding. The application site is all within the curtilage of Kingscote the main residence. The application property is bound by neighbouring gardens, however the curtilage is well defined through mature vegetation, which provides an effective screening on to the immediate neighbours.

Due to the location of the property the garden is not overlooked allowing a high level of privacy from the immediate neighbours.

There is a field to the boundary immediately adjacent to the annex. The existing site is accessed from a private drive to the main residence Kingscote. There is sufficient parking for a number of cars. The existing annexe is accessed from an external staircase only which is now unstable.

## 3.0 Proposed Development

We have calculated the footprint gross measurement for the granny annex as follows:

- Existing granny annexe area 35.5 sq m.
- The proposed footprint of granny annex with new extended area 48.6 sq m.

Due to the current layout the occupier of the annexe would need to negotiate stairs on a regular basis in order to interact with the family house on a day to day basis. This proposal will allow the main living area to be located on the ground floor and thus allow a level access to the main house. This will create a more harmonious environment for the occupant, retaining their independence yet feeling connected.

The extended area has been projected from one side of the existing building to allow for a level of privacy to the occupant from the main residence. The existing ground floor storage area will be relocated into the 1<sup>st</sup> floor this will then allow for a new ground floor main entrance and a link into the newly extended area.

Within the proposed planning application there is the introduction of a rooflight to ensure that there is sufficient headspace to allow for a single person lift if necessary for the future. There is an existing external staircase which is to be renewed, to allow access to the 1<sup>st</sup> floor storage area.

The existing layout has been extended to allow for the main living area to be on the ground floor allowing for a level and comfortable environment with much natural light and a pleasant living area. A new staircase will link this to the 1<sup>st</sup> floor accommodation. The ground floor living area will be able to be adaptable as [REDACTED] become a concern, thus allowing the occupant a level of comfort for the future. The family are keen gardeners and aware that planting is a contributory factor to enhancing any garden. The existing ample amenity space will be shared with the main residence. There will be level access routes between the main residence and the new ground floor access, to ensure that both properties can be enjoyed by the residents, with ease of access between them.

It is important that the scale of the proposal is in sympathy with existing environment and does not overwhelm it, but reflects the existing surroundings. Physical elements of the existing environment are reflected in the new, maintaining the context of the surrounding buildings.

## Materials

There are many finishes selected within the local vernacular and we are proposing that the design is sympathetic in form and appearance. The proposed use of materials would be similar to that used on the existing. The proposed materials are durable and easy to maintain, with the brick, weatherboarding, plain tiles and oak, having the added ability to be recycled upon the lifetime of the dwelling.

## Conclusion

This proposal seeks to provide a much needed extension to an existing granny annex to upgrade the property to provide a comfortable independent environment [REDACTED]

system, it provides a very sustainable form of development that should be championed.