

Site Address:

117 Dormers Wells Lane Southall UB1 3JA

Description of development:

'DETACHED OUTBUILDING TO REAR OF GARDEN TO BE USED AS ANNEX FOR MOTHER OF APPLICANT & A HOME WORKING OFFICE AREA & GYM ROOM FOR ENTIRE HOUSEHOLD.

The purpose of this document is to provide a description of the development, demonstrate the need for the granny annexe, home gym, home working office, prayer room and store for the householders, show that there will be no harm to the residential amenities of any neighbouring occupiers, that the development will not be of detriment to the character of the area and to provide references to similar, recently approved planning applications for such outbuildings within the borough.

There would be no change to the main external parameters of the outbuilding. There would be no negative impact on the immediate and wider area in terms of visual amenity. The only external alterations would involve the addition of a roof window and fenestrational alterations.

The need has arisen for the outbuilding to be partly used as a 'granny annexe' for the mother of the applicant/owner Mr T. S. Lamba; Mrs B.K. Lamba. Mrs B. K. Lamba, a pensioner, requires her own relatively private space, whilst remaining integral to the rest of the family. Also, due to the applicant's partner's working arrangements with long periods away from home, the mother of the applicant Mrs B. K. Lamba would also be acting as an occasional childminder to the applicant's child. Mrs B. K. Lamba suffers from several debilitating illnesses such as diabetes, asthma & has had heart surgery (as shown on attached documents). She is unable to walk upstairs, hence, the outbuilding would aid her condition by being on ground floor level. Needless to say, the outbuilding would remain as an ancillary part of the main dwelling; the front area of the outbuilding would be used as a home gym for use by members of the entire household and behind the gym area there would be a home office arrangement as depicted on submitted drawings, with the other part of the rear portion occupied as a granny annexe by Mrs B. K. Lamba. It is to be noted that the outbuilding would be accessible to all members of the household. Although Mrs B. K. Lamba would use part of the outbuilding as sleeping accommodation, fully fledged kitchen/cooking facilities would not be provided as main meals would be shared in the main dwelling with the rest of the household. It is stressed that the outbuilding would not be used as self-contained accommodation. A suitable condition on the planning permission would ensure that this would not occur as would the fact that no kitchen facilities would be provided. A personal planning permission would also be acceptable if deemed required by the Council.

As the outbuilding would be to the rear of the garden, neighbour's amenities would not be impacted.

If considered of benefit, we provide references to similar approvals for such annexes within the borough.

12 Boston Road Hanwell (most recent-similar footprint area to that proposed.

16 Rosecroft Road Southall

18 Rosecroft Road Southall

37 The Approach Acton

402 Lady Margaret Road Southall

63 Palgrave Avenue Southall

65 Wesley Avenue Park Royal

43 Villiers Road Southall

5 Uppertown Road Southall

167 Somerset Road Southall

We can provide around a dozen or so other examples if required.