



PLANNING STATEMENT

9th April 2024

**Retrospective permission for works
to a pre-existing outbuilding,
facilitating the creation of an ancillary C3 space,
and incidental to the main dwelling**

20 Eton Wick Road, Windsor, SL4 6PF



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PLANNING STATEMENT

Retrospective permission to retain works to a pre-existing outbuilding, and to facilitate the creation of an ancillary C3 space for the applicant's mother (granny annexe), is hereby requested from the LPA.

THE BUILDING AS PRE-EXISTING

The applicant purchased the property in August 2022. At the time of purchase, the outbuilding had been in situ for a great many years, and was in a dilapidated condition. It was used for C3 domestic storage.



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The building was in a very poor condition, and included an asbestos roof that the applicant immediately arranged to be removed.



THE EXISTING

The applicant's mother helped the applicant purchase the property. She is now in her 70s, and visiting her daughter and grand-daughter takes her more than an hour, requiring two train journeys and a half-hour walk from her residence in Ealing. The journey is likely to get more and more difficult with age.



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The applicant intends to create a space that is incidental to the main dwelling, that enables mother and daughter to spend more time together, maximizing her independence for the longer-term as she gets older.

To facilitate this use, the applicant has removed the asbestos roof and has replaced this with a flat roof, including properly insulated and modern roof structure and walls:-



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The old internal carcass has been insulated and upgraded:-



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Subject to the LPA's approval, it is intended that the structure as upgraded will function as an ancillary C3 flexible space, for uses ancillary and incidental to the main dwelling, and to be reasonably adapted within those lawful uses according to the needs of the wider family. This includes a degree of home storage, and enabling the applicant's teenage daughter reasonable freedom to use the space as and when her grandmother is not using the space, to be reasonably adjusted as needs be.

CONCLUSION

It is respectfully submitted that the structure as upgraded is in every measurable way a great improvement on the structure in its earlier state, and that its proposed primary use as described above accords with the LPA's and national guidelines and policies. Accordingly, for these and all reasons stated above, the applicant respectfully requests the LPA to award its retrospective consent for the works and uses described.



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