

PLANNING STATEMENT

This planning statement has been produced to support a planning application seeking the erection of a traditionally built single storey granny annexe for ancillary residential use associated with the main dwelling.

The construction of the granny annexe would allow the family to have peace of mind knowing that they are close by and can provide the support now and into the future.

PROPOSAL

This application seeks to erect a single storey granny annexe within the curtilage of an established C3 dwelling.

The use of the annexe will be ancillary to the main dwelling with strong functional links between them.

It is intended that the occupants will be regularly preparing and eating meals in the main dwelling, watching television/relaxing, socialising with the family and using existing household facilities.

To confirm, there will be no separate:

- Address
- Post Box
- Utility meters
- Services, such as internet, phone line and television
- Parking
- Garden area or curtilage
- Access

To reiterate, this proposal is for an ancillary granny annexe that will be located within an existing residential curtilage and will be heavily dependent on the host dwelling. The proposal does not represent a separate dwelling and could not operate as such given the undesirable site constraints and reliance on the host dwelling.

Layout , Scale and Siting

Local planning policy seeks to ensure that any new development is satisfactorily located and provides a high standard of design being compatible with the character of the surrounding area.

The proposed annexe is located in the exact same position & will not be increased in size. We believe that the proposal would have no greater impact upon the surrounding area. Overall, the annexe would assimilate within the garden and wider context and would visually corollate with the surrounding pattern of built development.

Annexe Access

The only access into the annexe will be through the existing arrangement, no independent access will be provided. There would be no separate highway access or need to make any alterations to the existing access point.



Google Maps



Existing Outbuilding

P1	06/04/2024	Planning Submission	GN
Rev	Date	Description	Drawn

Status: **Stage 03 - Planning**

Design Justification

NH-240404-PL-900 Scale: 1:1000

Project Name: Drawn by:

Garage Conversion GN

Project no: Date:

NH-NW-240404 06/04/2024

Rev:

P1