

SUPPORTING STATEMENT

**For the Construction of Single Storey rear/side extension to be used as granny annexe
At 79 Church End Lane, Reading, Berkshire – RG30 4UR**

The proposed granny annexe will be for the applicant's mother and Grandmother, who require support from the family in undertaking everyday tasks due to deteriorating health. Please see the personal statement from the applicant separately provided.

USE

The use of the annexe will be ancillary to the main dwelling with strong functional connection between them. The parents will be regularly preparing and eating meals using their own kitchen whilst watching television/relaxing, within open plan kitchen, dining and living room along with all laundry will be undertaken independently.

LAYOUT

The proposed granny annexe extension is to be located to the rear and side of the main dwellinghouse, with a door providing a constant link to the main dwellinghouse. The proposed rear/side extension is proposed to be kept away from either side of the boundary fence to ensure the no adverse effect onto the neighbouring properties. The extension to the dwelling reinforces the ancillary nature of the proposal.

Proposed rear & side extension to form the granny annexe will not be directly overlooked due to the orientation of the neighbouring properties. The proposal would have no impact upon the surrounding area than any permitted residential paraphernalia.

Internally, the annexe will benefit from a small kitchenette, living area, one small bedroom and separate wet room to facilitate the aging parent.

SCALE & AMOUNT:

Consideration has been given to the design of the annexe in order to keep the size to the minimum, while still providing usable and comfortable living space.

The visual impact will be kept to a minimum due to the single storey nature of the annexe and the high domestic fencing. Therefore, visual harm to the streetscape and neighbouring properties will be minimal.

The size and scale of the proposed granny annexe has been specifically considered to reflect the surrounding built environment and their host dwelling. Being single storey, it would have a clear subordinate appearance to the original house and surrounding properties in terms of mass and scale.

APPEARANCE & MATERIALS

A great deal of consideration has been given to the design and materials to ensure that the granny annexe appears subordinate to the main dwelling.

All the materials used in the construction will match the existing construction of the dwellinghouse

CONCLUSION

This proposal is not for a dwellinghouse, but ancillary accommodation for a family member. Whilst we accept that the proposed accommodation would contain all the facilities required for it to be used as an independent unit, its overall size would be small and the level of facilities it would provide would be basic, which is what would be expected for accommodation that is ancillary to the

main dwelling. Furthermore, the appearance and scale of the extension would be subordinate to the main dwelling house. The extension will provide much needed help for the elderly mother and grandmother of the applicant. Finally, there would be no adverse impact on to the neighbouring properties.

The proposal is for a extending the existing dwelling, which is materially large, however, pose no risk of flooding, providing lifetime house standards, with existing access to remain, maintaining the neighbouring amenity, providing a blend of a traditional and modern design and finally an energy efficient facility making it a sustainable development and therefore meets the national and local planning authority policies, therefore, the planning permission should be granted.