



3 Argyle Road
London
W13 0LN

Planning Statement
Proposed granny annex

10 Marsack Street
Reading
RG4 5AP

Introduction

This planning, design and access statement has been produced to support a planning application seeking the erection of masonry single storey granny annexe for ancillary residential use associated with the dwelling.

The proposed granny annexe will be for the applicants who due to personal family circumstances require additional residential floorspace.
The erection of a granny annexe will provide the balance of independence while still having a functional and family link on a day-to-day basis.

The proposed annex is intended to serve as accommodation for the client's mother in law which is disabled therefore the access to the first floor bedrooms of the existing dwelling is highly inconvenient.

This proposal is for an ancillary granny annexe that will be located within an existing residential curtilage and will be dependent on the host dwelling. The proposal does not represent a separate dwelling and could not operate as such.

Site Context

The application site is located on the north side of Reading, Marsack Road, RG4 5AP. The dwelling itself is an end of terrace property, fair faced brickwork facade and tiled pitched roof. The site benefits from a single garage to the side.

The application property is bound by neighbouring gardens; however, the curtilage is well defined through high domestic fencing, this provides an effective screen enclosing the garden resulting in limited impact to the street scene and neighbours. The surrounding area is residential; therefore, it is not out of character to find ancillary buildings located in the neighbouring gardens.

Principle of Development

This proposal seeks to create a granny annexe to provide ancillary accommodation for the applicants who require additional space due to personal circumstances. The client's mother in law having a health condition and being disabled requires a living accommodation with easy access. At the moment the only bedrooms in the property are located at the first floor, which are very difficult to access due to the health conditions.

The owner of the property has two disabled children which will use the annex as a living accommodation in the future, while being in the proximity of their carer.

Whilst the annexe will not be physically attached, the annexe would have a clear dependency on the main dwelling for basic services such as water and electric. In addition to the clear functional connections between the house and the annexe, the layout of the annexe within the site clearly demonstrates that independent use would be difficult and undesirable.

Layout and Siting

Local Plan 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 would be sited to the north boundary of the garden. Careful consideration was given to this positioning to ensure that the development would not negatively impact upon the neighbouring dwellings and streetscene, whilst maintaining its ancillary relationship with the host dwelling.

The border treatments in this location includes domestic fencing, this will help screen the proposed annexe, reducing any visual impact and protecting privacy.

We believe that the proposal would have no greater impact upon the surrounding area than any permitted residential paraphernalia. Overall, the annexe would assimilate within the garden and wider context and would visually correlate with the surrounding pattern of built development.

Scale and Amount

The size of the annexe has been carefully considered to provide comfortable accommodation whilst ensuring the impact on neighbouring properties remains minimal. The size has been considered to reflect the relationship of a traditional ancillary outbuilding, the single storey design will provide a clear subordinate appearance to the host dwelling and surrounding properties in terms of mass and scale.

Due to the size of the host plot the proposal does not look at odds with the surrounding pattern of development

CONCLUSION

The principle of the proposal can be considered acceptable, with the use of the annexe secured by a model condition that can be readily enforced.

This proposal seeks to provide a much-needed granny annexe that will help a family stay together and provide the required care for each other. Not only does this help relieve the stress on our public health care system, it provides a very sustainable form of development that should be championed.

We therefore respectfully request that this application is granted .