



Planning Application

Granny Annexe at:

64 Shawbury Road, Newall
Green, Wythenshawe, M23
2ZQ

Planning Statement

By Contemporary Log Living

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1.0 Introduction

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

The proposed granny annexe will be for the applicant, who due to advancing age and ill health requires the much-needed care of her family now and into the future who will move into the main dwelling.

The erection of a granny annexe will provide the balance of independence while still having the support and care of the family on hand. A personal statement has been provided to support the application which provides the background to the need.

2.0 Proposal

This application seeks to erect a single storey timber 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 occupant 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, and
- » Access

3.0 The Site

The application site is located on the western side of Shawbury Road. The dwelling itself is a semi-detached two storey dwelling with a light render finish to the walls and pitched tiled roof.

The site benefits from off road parking and ample private amenity space surrounding the dwelling.

The rear garden backs on to the adjacent school playing fields, therefore, is not overlooked.

The surrounding area is residential; therefore, it is not out of character to find ancillary buildings located within the residential gardens

The Environment Agency's Flood Maps indicate that the site is within Flood Zone 1, which is a low risk of flooding

4.0 The proposal

This proposal seeks to create a granny annexe to provide ancillary accommodation for the applicant, who due to advancing age and ongoing health concerns require the support of her family who will reside in the main dwelling. (Please see submitted Personal Statement).

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

To confirm there will be no separate;

- Access
- Address
- Utility Meters
- Garden
- Curtilage
- Post Box

The applicant will be happy to accept the below condition ensuring the annexe remains ancillary.

“The proposed building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling”

The proposed annexe would be sited to the southern boundary. Careful consideration was given to this positioning to ensure that the development would not negatively impact upon the streetscene or neighbouring dwellings, whilst maintaining its ancillary relationship with the host dwelling.

The border treatments in this location include high domestic fencing which will help screen the proposed annexe, this boundary also backs on to the school playing field so will have little impact to neighbouring amenity. The annexe will be clearly within the curtilage of the dwelling

The size of the annexe has been carefully considered to provide comfortable accommodation whilst ensuring the impact on neighbours and the landscape 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.

The materials proposed will include;

- Flat Roof – Finished in a EPDM Rubber. (Solar Panels to roof)
- Doors and Windows – uPVC finished in White
- Cladding – Marley Cedar Cladding finished in light colour to match the dwelling

We consider the proposed materials reflect the character of the area and integrates within the garden context.

5.0 Personal Need

It is considered the personal circumstances of the applicant are a strong material consideration which should be given due weight. We respectfully urge the council to take into consideration the need for the annexe, this has been highlighted within the personal statement.

The personal circumstances and needs of the intended occupier of the annexe have been clearly documented in the supporting personal statement. These are significant considerations which meet the 'relevant protected characteristics' under Section 149 of the Public Sector Equality Duty contained in the Equality Act 2010 to which should be considered.

The proposed development would provide for the needs of the occupant (which include communication, decision making, ongoing medical appointments, mobility, transport, practical and social activities and emergency contact) in a way which is not possible given the current families proximity to each other.

If refused, the decision would have a serious negative impact on their day to day lives and their health

6.0 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.

The garden is of a scale and design that will fit into the garden and complement the main dwelling.

The annexe will help relieve the stress the family is under and allow them to provide the care and support to each other.

We therefore respectfully request that this application is granted without delay.