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Planning Design and Access Statement November 2020

This Planning, Design and Access Statement has been prepared to accompany an application seeking Full Planning Permission to build a single storey Granny Flat annex in the drive way and rear garden of No.31 Holliney Road, Peel Hall, Manchester M22 5JF.

The annex has been designed with a window to the side elevation at right angles to the rear garden servicing the rear Bedroom. It is proposed to fit a bay window with a window seat to the front elevation servicing the kitchen/dining/lounge area. The bathroom has a window fitted with frosted glazing on the side elevation facing the boundary with number 33 Holliney Road.

Access to the Granny Flat annex is through a door at the proposed side elevation adjacent to the existing house. This leads to a hall which offers access to the ground floor accommodation. This consists of a Bedroom to the rear of the annex, a Bathroom in the centre and a kitchen/dining/lounge area to the front of the annex.

This granny Flat annex is for the sole use of the immediate Family of the occupants of number 31 Holliney Road. It is intended to be used by the applicant's father and mother in law who are in their eighties and suffer with underlying health problems, where this type of accommodation will be more suitable for their future use. In the longer term the annex will be used by other members of the family.

The materials used in the construction of the annex will match the existing house roof and walls in both colour and texture. One additional parking space will be provided in the drive way totalling three spaces in all.

In conclusion this proposal will not have a detrimental impact on the area and moreover will provide much needed accommodation for the applicant's immediate family and is therefore considered to be an acceptable proposal



Signed:
J. Evans

Doc ref DAS001