

Granny Annex For property 17 Dover Road East.
DA110RQ

Planning Statement

By Rehal Planning LTD

Site and surrounding

Property is semi-detached property located to the south side of Dover Road East. It is located within urban residential area.

Planning Policy Context

National Planning Policy Framework (NPPF) (adopted March 2012)

1. 3.1 The NPPF sets out the government's planning policies for England and how they are expected to be applied by Local Planning Authorities (LPAs).
2. 3.2 The NPPF emphasises that planning applications that accord with the policies in the Council's Local Plan will be approved without delay unless material considerations indicate otherwise. The following sections of the NPPF are relevant to this application:

- Core Planning Principles (Paragraph 17)
- Section 6 – Delivering a wide choice of high quality homes
- Section 7 – Requiring good design

Gravesham Local Plan Core Strategy

3. 3.3 The following policies have been taken into consideration in the formulation of this application:
 - Policy CS01: Sustainable Development
 - Policy CS02: Scale & Distribution of Development
 - Policy CS11: Transport
 - Policy CS19: Design & Development Principle

Gravesham Local Plan First Review Saved Policies

4. 3.4 The following policies are relevant to the consideration of this application;
 - Policy P3: Vehicle Parking Standards

Supplementary Planning Documents

5. 3.5 The documents relevant to the consideration of this application are:
 - SPG4: Kent Vehicle Parking Standards (2006)
 - SPG2: Residential Layout Guidelines (1996)

Principle of Development

Is the Building an Annexe or a Separate Residential Unit?

1. 4.1 It is recognised that residential annexes are an increasingly common form of development that are generally proposed in order to allow relatives to live with their family with some degree of independence. However, to remain ancillary accommodation and not a separate unit of accommodation, the use of annexe must retain some form of reliance on the main dwelling.
2. 4.2 There is no specific national (NPPF) or local plan policy that relates to the creation of annexe accommodation; however, there is case law that can be used to assist the assessment of whether the proposed annexe is ancillary or a separate unit of accommodation.
3. 4.3 The key issues are therefore whether the site will continue to operate as a single planning unit or whether there will be two households living independently of each other on the site.
4. 4.4 The Grandparent living in the annexe will have some independent space but with the security of living with her family (much like a warded assisted home where the residents have independent living space but with the option of sitting with the applicant and socialising in the main dwelling as and when required).
5. 4.5 Shared facilities between the annexe and dwelling will be laundry, utility facilities, storage areas and freezer space. All utility services (Water, electric etc) will be provided by the main dwelling and there will be no separate metre boxes. There will be no sub division of the existing garden with fences etc. and the annexe will share the same amenity area as the existing dwelling. In addition, the proposed layout of the annexe clearly indicates that the entrance is only via the main dwelling due to the siting of the existing garden fence. Therefore, there will be sufficient reliance between the annexe and the main dwelling to not result in the creation of a separate planning unit.
6. 4.6 Planning conditions can be imposed to restrict occupation; prevent the subdivision of the garden to create two separate gardens and prevent the annexe from being sold separately to the main dwelling.

Introduction

We are applying for Granny Annex for Mr Singh's Parents. Mr Singh Lives in a 3-bedroom house [REDACTED] All the rooms are occupied by the family.

Mr Singh's mum [REDACTED] Mr Singh would like to look after his mum with her own space. Instead of sending her to old people's home.

Therefore there is unused garage to the rear of the property that we would like to convert into Granny Annex so that Mrs Singh's mum can have her own space. The annex would remain ancillary to the main house.

Character and Appearance

The proposed garage would remain the same only altering the roof with two rooflights. The scale and size would remain the same. Access for annex would be from a side private access road. There will be side door and window to access the building.

The design should be in keeping with the existing building and any development on the site should be designed to enhance the character and appearance of it.

The proposal is in accordance with Policy CS19 (Development and Design Principles) of the Core Strategy which requires new development to conserve and enhance the character of the local built environment and integrate well with the surrounding area.

Policy CS19 requires new development to be located and designed to safeguard the amenity of the occupants of the property and those neighbouring properties.

The proposed annex is located in the rear garden of the existing dwelling and is sited 7.5m metres from the existing dwelling. There will not changes to size of the rear garden of this property. There will be a degree of socialisation with the main dwelling, the amount of living space provided for the occupier of the annex will be sufficient and not have an adverse impact on the amenity of future occupiers.

Neighbouring Residential Amenity

Given the location, height and orientation of the annex there will be no overlooking between the existing dwelling and proposed annex. As such it is considered that the annex will provide acceptable living conditions for the future occupier and there is no conflict with Policy CS19.

Parking and Highways

The proposal will result in the loss of parking. Notwithstanding, there is sufficient off-street parking space available for 2 cars to the front of the property thereby being in accordance with adopted Policy P3 of the Gravesham Local Plan First Review.

Conclusions

1. There will not be a high degree of independence from the main dwelling. The appearance and location of the annex will not be inappropriate and the use as ancillary accommodation will not materially harm neighbouring amenity.
2. The annex will provide an adequate standard of accommodation and privacy for the future occupants and there are no highway concerns. The proposal meets the policy requirements set out in Core Strategy policies CS11 (Transport) and CS19 (Development and Design Principles). On this basis, it is our assertion that planning permission should be granted.

