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Design Statement

Proposed Change of Use of Garage to Granny
Annexe

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Scholes,
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1. Introduction

This Design Statement has been prepared in support of a planning application for the conversion of an existing detached garage associated with 4 Meadowlands into ancillary residential accommodation (granny annexe).

The proposal seeks to provide suitable, accessible and practical accommodation for the existing occupants of the main dwelling, whilst retaining the primary function of the existing property as a single residential unit.

The proposed conversion responds to the occupants' current and future accommodation needs, particularly in relation to accessibility and the provision of essential facilities at ground floor level.

2. Existing Site and Property

4 Meadowlands, Scholes is an existing two-bedroom dwelling with a box room and an associated detached garage located within the residential curtilage.

The existing house provides the principal residential accommodation however; the current arrangement is not suited to the occupants longer term needs. The occupants are in their early 60s, and the provision of suitable ground floor accommodation is becoming increasingly important to meet their current and future needs. There is currently no toilet or other principal residential amenities located at the ground-floor level within the main dwelling.

The existing detached garage does not provide sufficient depth to accommodate a car meaning it is currently used as a hobby room and for domestic storage. The property also benefits from a driveway providing parking for three vehicles, ensuring that the proposed conversion would not result in a significant loss of functional off-street parking.

3. Proposed Development

The proposal involves the conversion of the existing detached garage into ancillary accommodation, together with a small extension to the front to provide WC and shower facilities.

The existing footprint of the garage will largely be retained, with the works focusing on adapting the internal space to provide suitable and flexible ground-floor living accommodation.

The proposed accommodation will comprise:

- A flexible open-plan living space incorporating kitchen, living, dining and sleeping areas
- Movable internal panels to allow the space to be divided and provide privacy where required
- WC and shower facilities

- Circulation and storage space

The flexible layout has been designed to allow the accommodation to adapt to the occupants' day-to-day needs. The movable panels can be used to create a greater degree of privacy within the space when required, whilst allowing the accommodation to function as a single, adaptable living environment.

The proposal does not seek to create a separate dwelling. The converted garage will remain within the same residential curtilage and will function as ancillary accommodation to the main dwelling.

4. Design and Appearance

The existing form and footprint of the garage will be retained with the addition of an extension necessary to provide suitable access to the proposed accommodation.

New windows and doors will be introduced where required to provide adequate natural light and ventilation. External materials will be sympathetic to the existing property with dark timber cladding providing a simple and contemporary finish.

5. Access and Relationship to the Main Dwelling

The existing access to the garage will be retained and adapted as necessary, providing suitable access to the proposed accommodation.

The proposal provides practical means of adapting the existing property to meet the occupants' changing needs without requiring a substantial extension to the main house.

6. Conclusion

The proposal represents a proportionate conversion of an existing garage to provide accessible ground-floor ancillary accommodation.

The granny annexe will make efficient use of an existing building by retaining its established footprint and providing flexible and accessible living accommodation for the occupants, whilst maintaining the residential character of the site and its relationship with the main dwelling.