

Design & Access Statement

Demolition of an existing outbuilding and constructing a granny annexe at
Bismillah House, Brookers Hill, Shinfield, Reading, RG2 9BX.

Introduction

This statement has been prepared on behalf of Mrs Qudsia Rukhsar to support this application for the demolition of an existing outbuilding and construction of a granny annexe at Bismillah House, Brookers Hill, Shinfield, Reading, RG2 9BX.

Existing Site

Site a is a detached 6-bedroom two storey dwelling. It is located along Brookers Hill and benefits a spacious plot. The site sets back from the highway and has good screening from the heavy vegetation from the street scene. The surrounding area consists of mainly detached houses and sets back from the highway.

Relevant Legislation

Section 55(1) of the Town and Country Planning act 1990 includes 'the carrying out of building, engineering, mining or other operations in, on, over or under land' within its definition of 'Development'. The construction of the outbuilding is considered to fall within this definition. The GPDO provides householders with permitted development and prior approval rights to extend their homes under Schedule 2, Part 1. Class E permits buildings etc incidental to the enjoyment of a dwellinghouse. Class F permits the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such. These shall be subject to according with the relevant criteria set out below. Section 192 of the Town and Country Planning Act 1990 and Section 10 of the Planning and Compensation Act 1991 set out that an individual can apply to the Local Planning Authority to establish whether a proposed use or operation would constitute lawful development.

Proposal

We are applying for planning permission to demolish an existing outbuilding and construction of a modest, self-contained granny annexe within the curtilage of the property. The annexe is intended to accommodate the applicant's elderly mother, who requires regular support and proximity to family for her health and well-being. This arrangement will enable her to live independently with dignity while receiving the necessary care and companionship. The proposed structure has been designed to be in keeping with the existing property and the surrounding area, with minimal impact on neighbouring properties or local infrastructure.

The annexe will have two bedrooms so that when the applicant's mother requires fulltime care, the carer can stay in the next room to her.

An independent kitchen and shower room will be attached to this building which will be used by the gardeners or other maintenance workers for their refreshments. These will be accessed from outside.

We respectfully request that this application be considered favourably considering the strong family need and the benefit to the applicant's mother's quality of life.

Amenity & Design

The proposed building would have no impact on amenity as it will sit quite far away from the boundaries. This has been designed carefully to keep in with the same style as the host dwelling. The materials to be used would be of high-quality material.

Conclusion

There are similar proposals which have been approved within the area.

Hence, we believe this application should be approved given the size of the site and the scale of the proposed building. We are happy to discuss any concerns you may have in relating to the proposal.

Kind regards,

Abdur Chowdhury
Architectural Designer & Planning Consultant
Abu Fahad Design & Build Ltd