

CONVERSION OF EXISTING GARAGE INTO HABITABLE SUPPORT ACCOMMODATION

2 GRANGE COTTAGES, BROADCOMMON ROAD, READING RG10 0RD

1, Introduction

This planning statement has been prepared on behalf of Mrs Clare Sturdy in support of a planning application to convert an existing double garage in the rear garden of her residential dwelling into a residential annexe. Mrs Sturdy has seen the usefulness of the garage for parking purposes recede considerably over the years as car sizes increase and the garage is now being used for storage and has been for some time.

Mrs Sturdy is now looking to utilise the valuable space as support accommodation for her daughter to occupy and be present for longer periods in order to provide the increasing level of care that she will require in the future.

“ I am in my late 70’s and as I consider my future years I wish to make this provision for additional accommodation. It is timely now as I can oversee its construction and ensure it is done efficiently and aesthetically. Long term this space will enable me to remain at home and have care who can use this facility”.

In the meantime my children and Grandchildren can visit for prolonged stays and enjoy being nearby.

2. The Proposal

The use of the annexe will be ancillary to the main dwelling with strong functional links between them. It is intended that Mrs Sturdy and her daughter will be preparing and eating meals in the main dwelling, watching television/relaxing, socialising with the family and using existing household facilities but with private sleeping and limited kitchen and bathing facilities available within the annexe.

To confirm there will be no separate:

- Address
 - Post Box
 - Utilities and utility meters
 - Parking
 - Garden area or curtilage
 - Access
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The proposal does not represent a separate dwelling and could not operate as such given that it is within the residential curtilage and in close proximity to the host dwelling and that no independent services will be provided.

The existing footprint of the garage will remain as existing and no increase in height is proposed. The conversion will mostly consist of internal fitting out with external changes limited to the infilling of the existing garage doors and the insertion of new windows as shown on the accompanying plans.

3. Neighbours Amenity

The proposal will not have any impact on the privacy, daylighting or other amenities currently enjoyed by the neighbouring buildings.

4. Drainage, Services & Water Management

There is an existing electrical supply to the garage via the main dwelling and this will be upgraded as appropriate with no new independent supply.

A new water supply from the cottage is proposed.

It is proposed that a new foul water drainage connection will be made to the existing Cottage foul water drainage by agreement with the utility provider. Given the single person occupancy of the garage and the periodic use of the kitchen and shower room it is not considered that the capacity of the drainage will increase to a level where any issues are likely.

No alteration to the existing roof or any hard landscaping is proposed or necessary so there will be no change in the existing volume of surface water to be drained. It is therefore proposed that the existing surface water drainage route is maintained. As a water saving measure rainwater butts will be installed as shown on the site plan.

5. Parking and Access

There is a private shared access to the rear of the row of cottages that affords access to the rear of all of the gardens. Whilst the garage conversion will result in the loss of its parking provision there is appropriate space available for parking available within the rear garden space. The removal of an existing garden shed will also allow for cars to turn and exit down the drive forwards.

6. Ecology & Sustainability

Given the small scale of the conversion, which is mostly limited to internal work and with no extension proposed it is not considered to be damaging to on-site or nearby ecology.

The roof of the garage is in good condition and internally there is an open ceiling to the underside of the tiles so there is no roosting or nesting space. The walls, eaves and verges are all in good condition with no cracks or damaged areas.

No external lighting is proposed.

No existing trees or hedges will be affected.

A Schwegler bat box will be fitted to the rear gable end.

7. Landscaping

No new hard or soft landscaping or boundary treatments are proposed.

8. Refuse and Recycling

Any small increase in recycling and refuse will be merged with the main house and collected as per the local arrangement.

CONCLUSION

- No extension to the existing building is required and its conversion will have no impact on any neighbouring buildings or the local infrastructure.
- Whilst the annexe will not be physically attached, it would have a clear dependency on the main dwelling for basic services such as water and electricity. In addition to the clear functional connections between the house and the annexe, the limited facilities of the annexe clearly demonstrates that independent use would be difficult and undesirable.
- The applicant would be happy to agree to an appropriate condition restricting the use of the annexe to only ancillary similar to the below.

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

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- This proposal seeks to provide a much-needed annexe that will help provide the required care for the applicant whilst easing the burden on external facilities and on the public health care system, it provides a very sustainable form of development that should be championed.

We therefore respectfully request that this application is granted.