

Planning Application at 94 Summer Lane, Royston, South Yorkshire. S71 4HW

This statement has been produced to support a planning application seeking the erection of a single storey granny annexe for ancillary residential use associated with the dwelling.

Short term the proposed granny annexe will be for my son and his partner to occupy. They are expecting their first child in October 2021 and due to the current market conditions are unable to purchase their own home. The annex will make space for them to remain at home, giving them their own space to live their own lives, near to, but out from under the feet of their parents. As both will be working parents, staying at home will mean that we can easily help with child care.

Medium term it is envisaged my elderly parents would make use of the annex once they are no longer able to live independently. By planning ahead, we will be able to meet our need to care for relatives once they are unable to remain in their own home.

This application seeks to erect a single storey granny annexe within the curtilage of an established C3 dwelling.

The use of the annexe will be ancillary to the main dwelling with strong functional links between them. It is intended that the occupants will be regularly preparing and eating meals in the main dwelling, watching television/relaxing, socialising with the family and using existing household facilities.

There will be no separate;

- Address
- Post Box
- Utility meters
- Services such as internet, phone line and television
- Parking
- Garden area or curtilage
- Access

The proposal does not represent a separate dwelling and could not operate as such given the undesirable site constraints and reliance on the host dwelling. In addition, it is also worth mentioning that there is a covenant on the use of the driveway which serves 94 and 94a which restricts the use to these two dwellings only.

After speaking informally to a planning officer, reviewing previous annex applications and reading the guidance in the 'Supplementary Planning Document: House Extensions and Other Domestic Alterations', I have amended my plans to maximise their chances of being approved. This includes:

- Number of bedrooms reduced from 2 to 1.
- Restricted annex to 3 rooms in total (home office and bedroom 2 removed)
- Removed 2nd storey and dormer windows. I originally intended to have a home office since I now work from home full-time. However, the planning officer explain that rooms

made available from my son and partner moving into the annex would be taken into consideration when deciding if an office was necessary.

- Roof height reduced. The pitch of the roof has been lowered to keep the overall height of the annex to around 4.5m. I would have liked to have matched the existing roof pitch on the main dwelling and garage but the planning officer indicated concerns would be raised if in excess of 4.5 m as there could be the possibility of adding rooms at a later date in the roof space.