

Converting a Detached Double Garage into a Granny Annexe



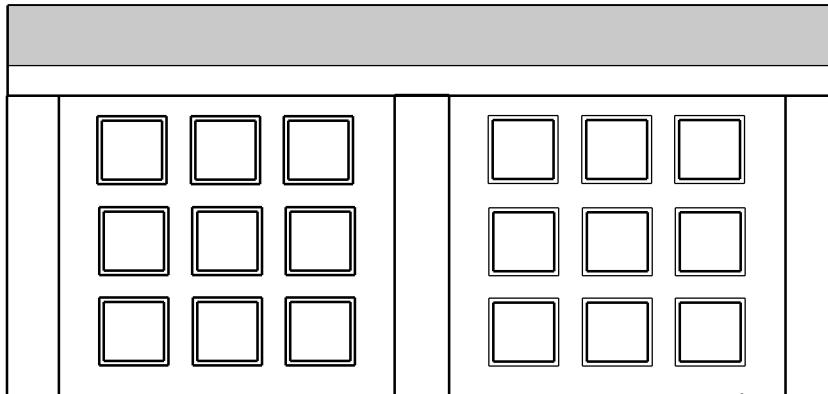
Currently, the garage stands as an underutilised space due to its dimensions, measuring only 5.25 meters in depth, which is unsuitable for accommodating modern SUVs or vans. To illustrate, as evident in the accompanying Google map site photo, both the previous owners and the applicant have consistently chosen to park their vehicles outside the garage. As a result, this designated space has remained vacant and devoid of any practical function. The proposed conversion of the detached garage into a granny annexe aims to rectify this inefficiency and revitalise the potential of the space. The primary objective is to create a functional living area that includes a bedroom complete with an en suite bathroom. A stud wall will be installed to ensure proper thermal performance. The garage doors will be replaced with white insulated wall panels. The existing fixed PVC windows will be upgraded to double-glazed windows that can be opened, enhancing ventilation and natural light intake. Notably, the converted space will not include a kitchen facility, thereby negating any possibility of being utilised as an independent dwelling. The absence of a kitchen ensures that the proposed granny annexe will not operate as a separate unit, but rather as an extension of the main dwelling, only for family use. The exterior façade of the garage will remain unchanged, ensuring its seamless integration within the existing architectural context.



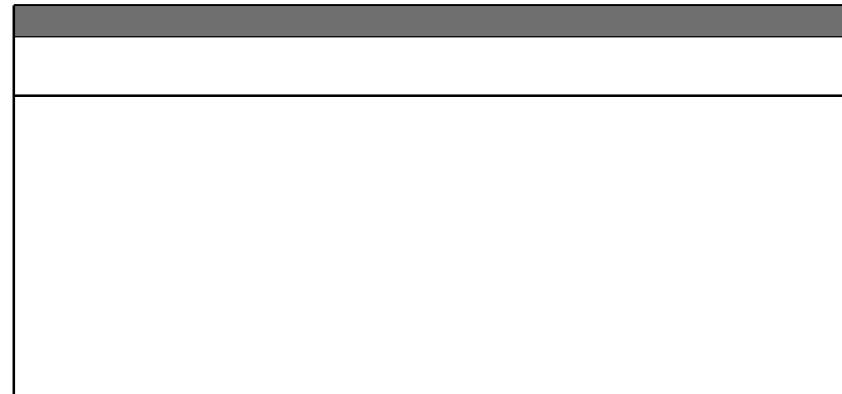
It is important to note that the conversion will not lead to any additional parking or amenity space requirements, as two vehicles can still be accommodated outside the garage, within the property. This precludes any potential strain on parking availability and maintains the existing amenity standards of the street.

The proposed work seeks to repurpose an underutilised structure to enhance the overall living conditions for the occupants. We hope the Hillingdon Council sees merit in our proposal and agrees that the proposed development would not be of detriment to the site, or the surrounding context for its proposed use.

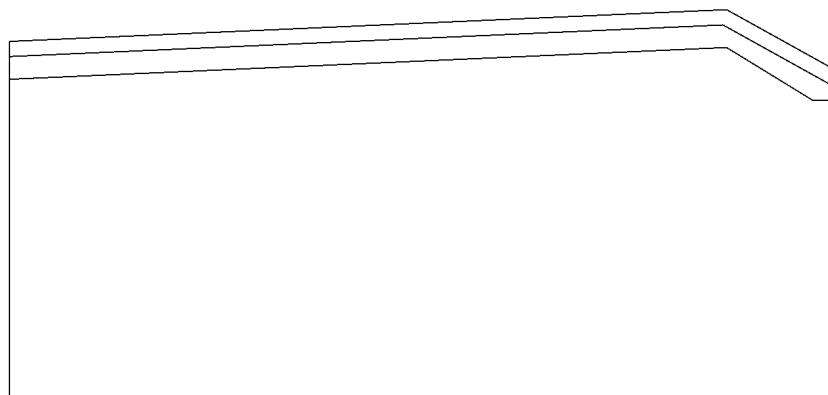
Existing Elevations



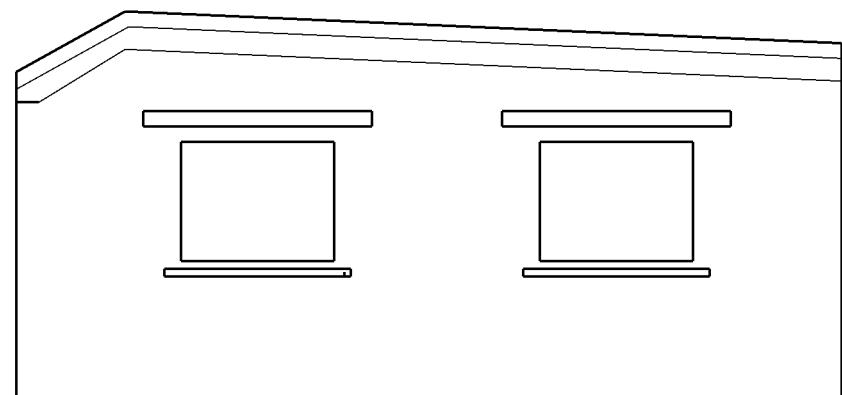
Front



Back



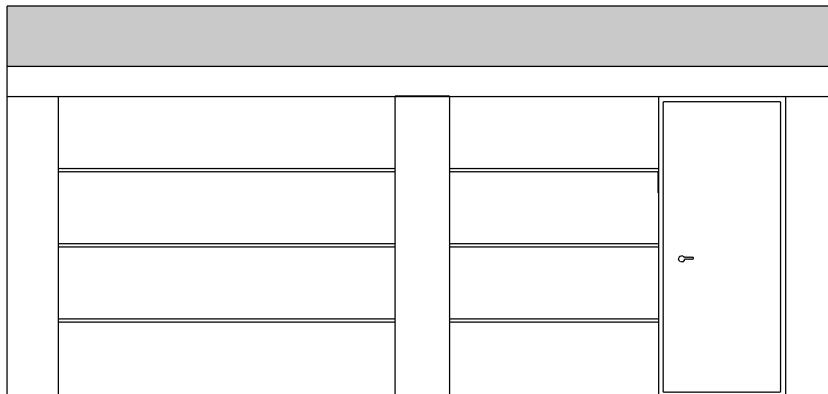
Left



Right (facing the main house)

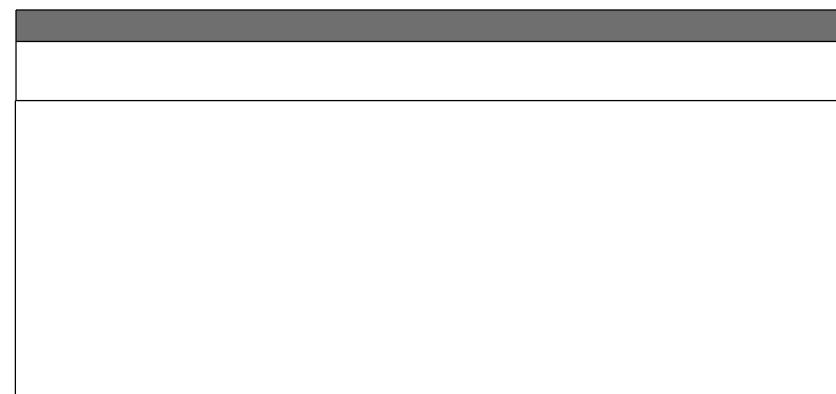
Scale @ A4 1:50

Proposed Elevations



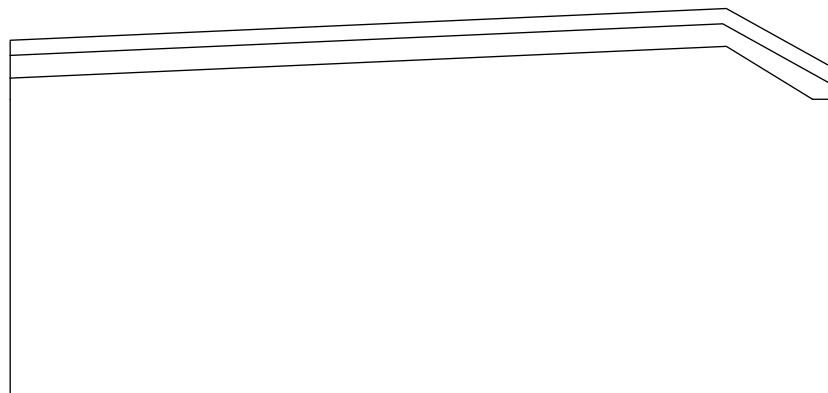
Front

Replace garage doors with insulation wall panels
with same colour and similar appearance
Add new entrance door

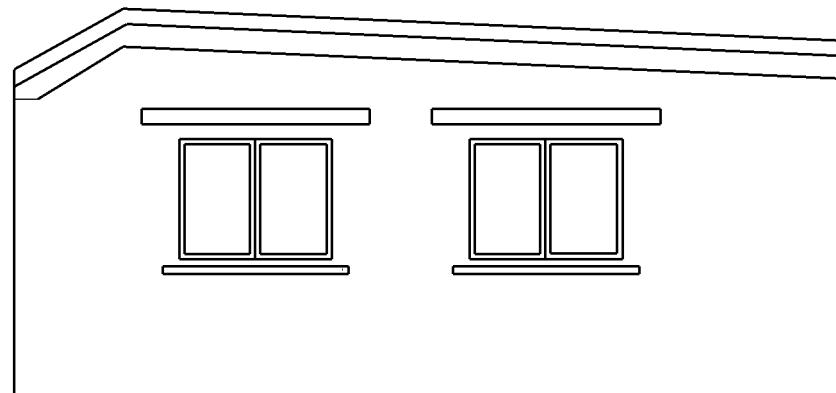


Back

No Change

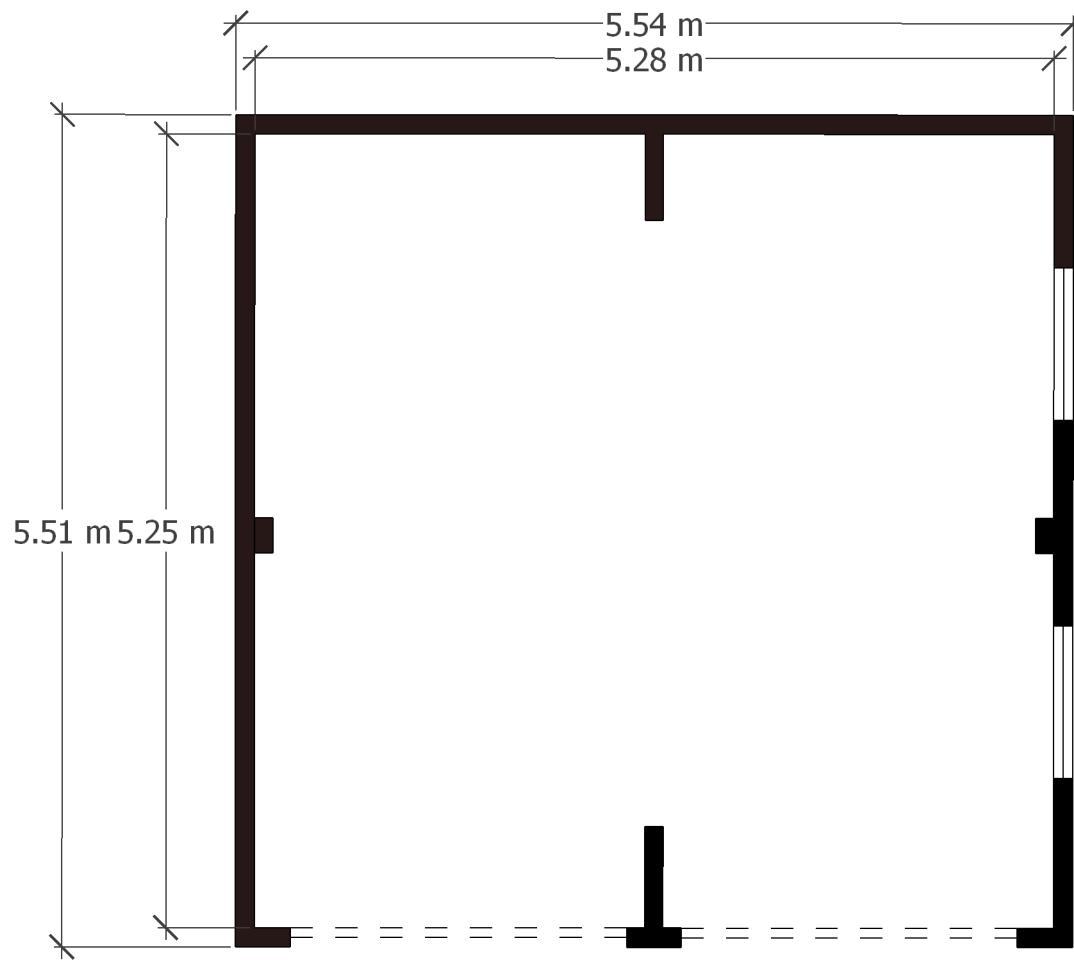


Left
No Change



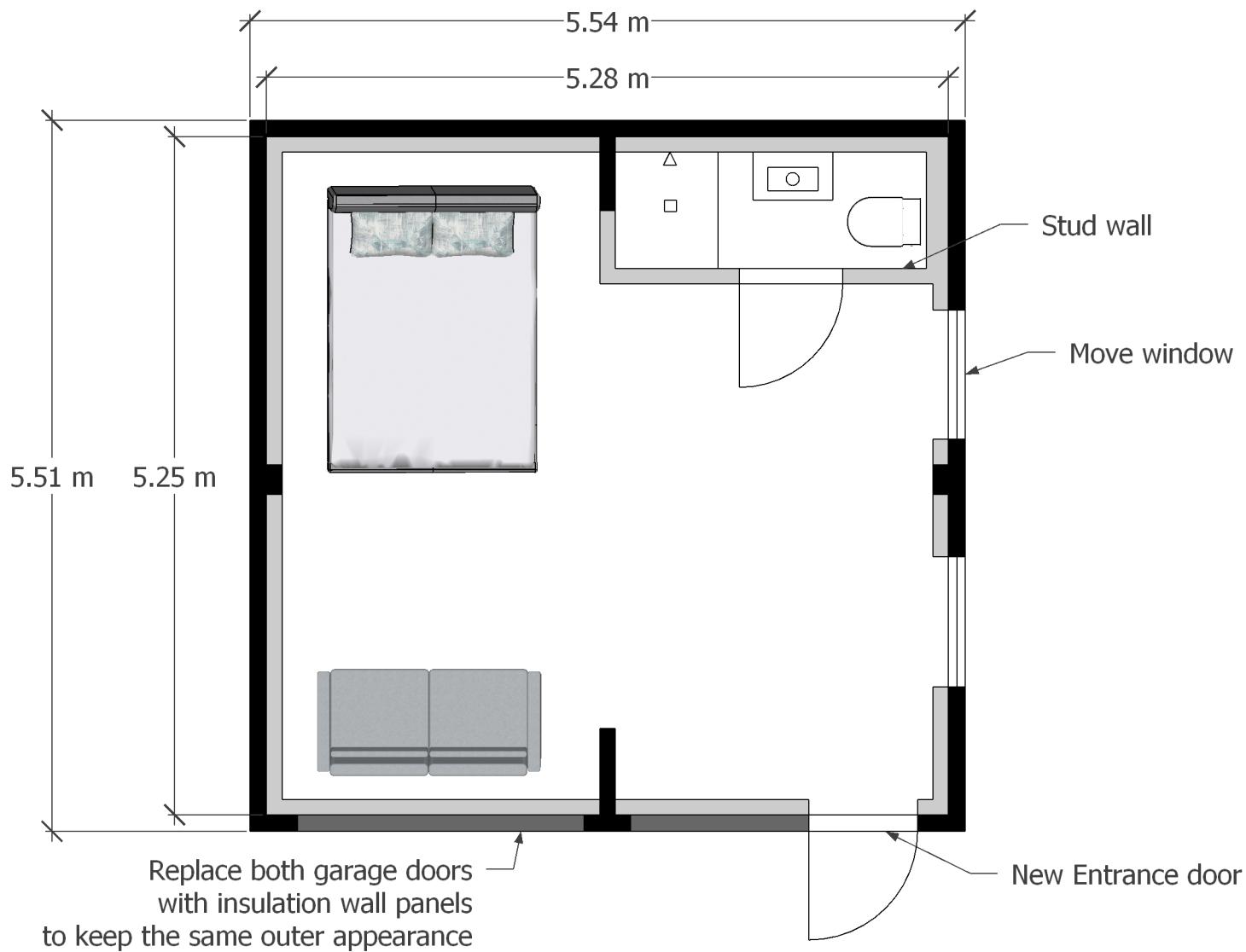
Right (facing main house)
Replace existing windows with double glazed windows
Scale @ A4 1:50

Existing Floor Plan



Scale @A4 1:50

Proposed Floor Plan



Scale @A4 1:50