



SANAA DESIGNS

## PLANNING, DESIGN AND ACCESS STATEMENT

Ancillary Granny Annexe

35 Keats Way  
West Drayton  
UB7 9DS

Date: 15<sup>th</sup> January 2025

# INTRODUCTION

This planning, design, and access statement has been prepared to support a planning application for the construction of a granny annexe intended for ancillary residential use in association with the main dwelling.

The proposed granny annexe is designed for the applicant's parents, who, due to advancing age, require necessary care from their family now and in the future.

The proposed granny annexe will offer a balance of independence while ensuring the support and care provided by the family.

Other supporting documents included with this application will be submitted accordingly.

- » Location Plan 1:1250
- » Existing and Proposed Site plan 1:500
- » PL-KW-SD100 – Existing Garage Plan and Elevations
- » PL-KW-SD101 – Proposed Granny Annex Plans and Elevations

# PROPOSAL

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.

To confirm there will be no separate:

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

To reiterate this proposal is for an **ancillary** granny annexe that will be located within an existing residential curtilage and will be heavily dependent on the host dwelling.

# SITE CONTEXT

## Application Site

The application site is located at 35 Keats Way, West Drayton, UB7 9DS. The property is a semi-detached house within a reasonably sized plot, featuring private amenity space at the front and rear.

The rear and front gardens are of adequate size for this type of property, especially the rear garden. The proposed granny annex will be situated at the rear of the site.

The proposed granny annex will be positioned next to the neighbouring fences, which will not affect the neighbours' amenity.

The surrounding area is mainly residential with spacious plots. It is common to find ancillary buildings in the gardens of properties in this area.

## Principle of development

This proposal aims to build a granny annexe to accommodate the applicant's elderly parents. It will ensure the family can provide care while having peace of mind.

The annexe will depend on the main dwelling for basic services, making independent use difficult and undesirable.

There will be no separate living arrangement.

- Access
- Address
- Utility Meters
- Garden
- Post Box.

## Layout and Siting

Development Control policies as stated previously seek to ensure that any new development is satisfactorily located and provides a high standard of design being compatible with the character of the surrounding area.

The proposed granny annexe would be sited within the rear garden of the property and that it would not negatively impact upon the amenity of the adjacent residential dwellings as adjoining properties have similar size outbuildings/garages.

The window which serve the only bedroom and the patio door which serves the lounge will face the main house which will have no significant loss of privacy or overlooking.

Therefore, the proposal will not result in any overshadowing, loss of light to neighbours nor will it impact on their amenity.

We believe that the proposal would have no greater impact upon the surrounding area than any permitted residential paraphernalia. Overall, the annexe would assimilate with the garden and wider context and would visually collate with the surrounding pattern of development.

## Scale and Amount

The size of the annexe has been carefully considered to provide comfortable accommodation whilst ensuring the impact on neighbouring properties remains minimal.

The design of the granny annex relationship to the main dwelling will provide a clear subordinate appearance and surrounding properties in terms of mass and scale.

Due to the size of the main dwelling the proposal does not look at odds with the surrounding pattern of development.

Therefore, we believe the proposed granny annexe in its current form and size is acceptable, and in accordance with local planning policies.

Therefore, we consider the proposal is compliant with local planning policy.

## Appearance

The design has been carefully considered in taking into account the local, out building/garages which have been built within the rear of the properties which are of various construction. The annex will be constructed of traditional masonry Brickwork and the roof being felted. The window and doors will of white uPVC matching the main house. Overall look appearance will be that the granny annexe will be subordinate to the main dwelling.

We consider the proposed materials will integrates within the garden context.

## Annexe Access

The only access into the annexe will be through the existing arrangement from the front of the property, no independent access will be provided. There would be no separate highway access or need to make any alterations to the existing access point.

## CONCLUSION

This statement has demonstrated the proposals comply with both national and local planning policies in terms of amenity, design and visual impact.

This proposal seeks to provide a much-needed granny annexe that will help a family stay together and provide the required care for each other. Not only does this help relieve the stress on our public health care system, but it also provides a very sustainable form of development that should be championed.

We therefore respectfully request that this application is granted.