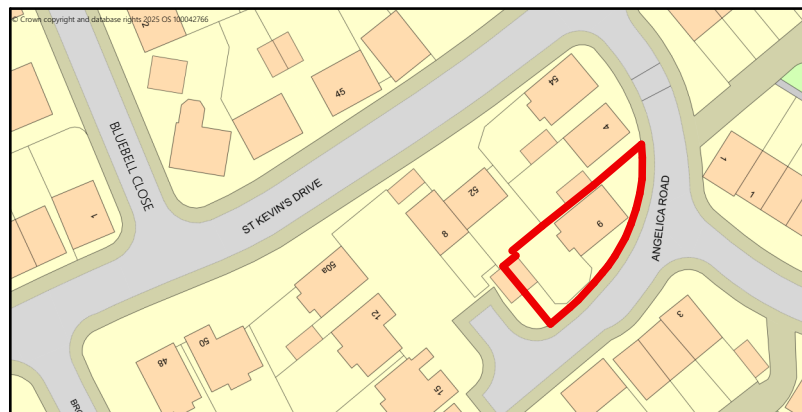
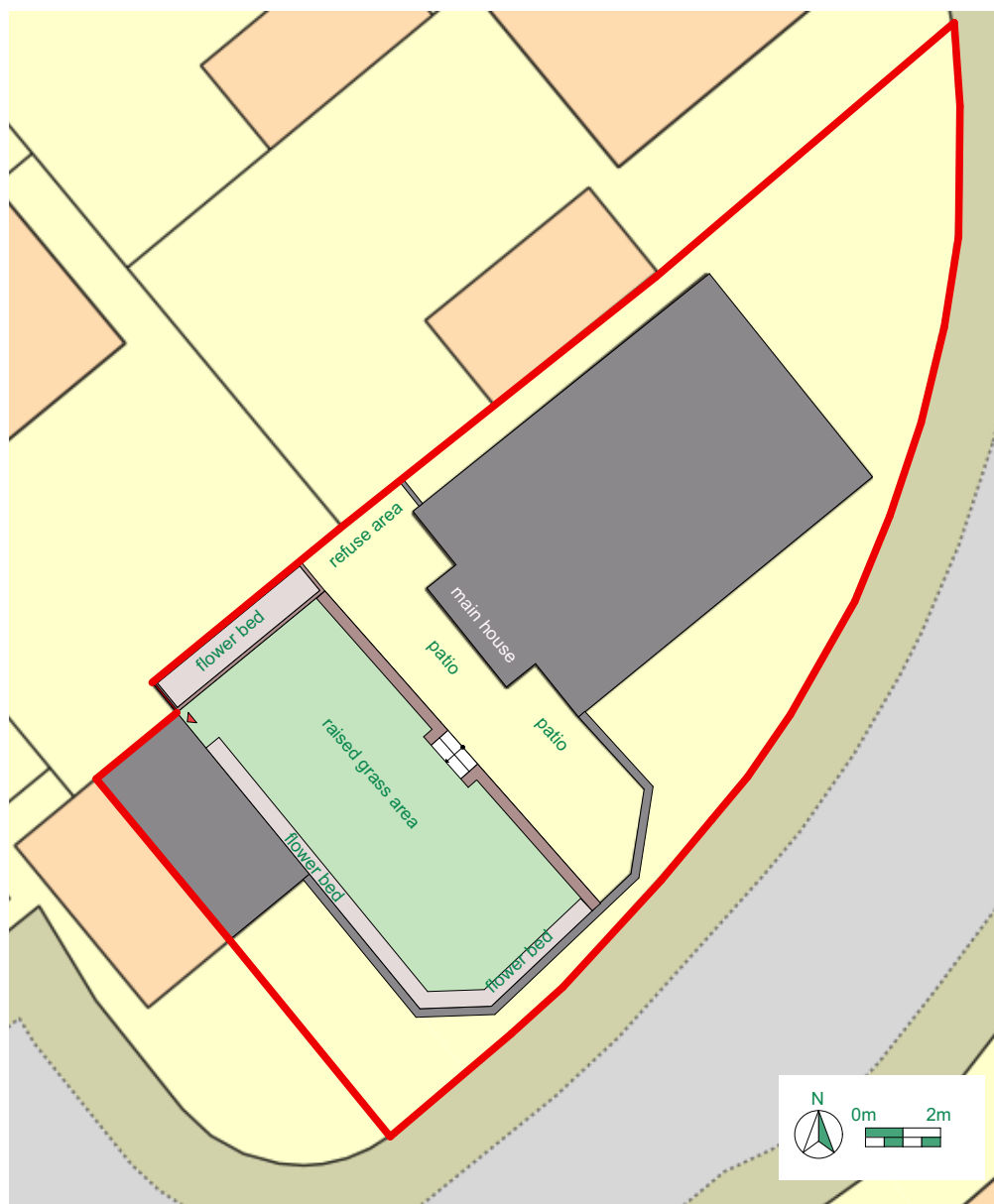




Location Plan

1:1250



Existing and Proposed

Site Plan

1:200

The proposal involves the conversion of the existing garage into a self-contained granny annex comprising a bedroom and an en-suite bathroom only. The accommodation will be used by a family relative solely for overnight sleeping purposes.

The garage is currently used primarily for storage, and the residents rely on on-street parking; therefore, the conversion will not alter current parking arrangements.

The development will have no impact on trees either within the site or on adjacent land. The existing refuse storage area will be retained without alteration.

External materials will remain unchanged, with the exception of one new window to replace the existing garage door, and two new rooflights positioned on the roofslope facing the main house.

Several examples of similar developments have been approved within close proximity of the site, demonstrating the acceptability of this type of proposal in the local context.

In light of the above, it is considered that the application should be recommended for approval.