



Location Plan 1:1250

The proposal seeks to convert the existing garage into a self-contained granny annex.

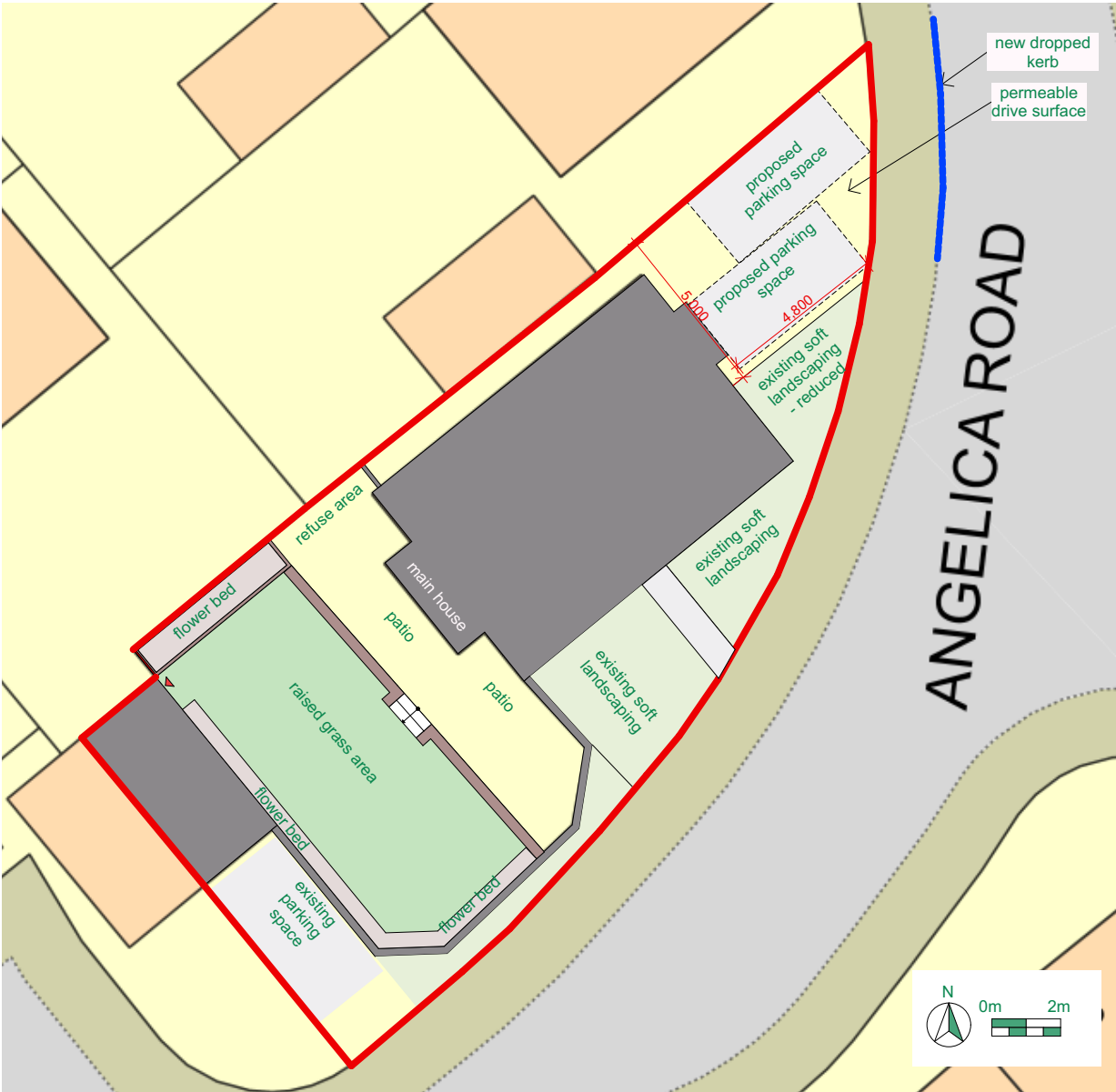
The garage is currently used primarily for storage, and the residents rely on on-street parking; therefore, the conversion will not alter current parking arrangements.

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.



Existing and Proposed Site Plan 1:200



| PROJECT         |  | NUMBER | STATUS   | TITLE                                          | INFO |          |     |                  |
|-----------------|--|--------|----------|------------------------------------------------|------|----------|-----|------------------|
| 6 Angelica Road |  | 25CA04 | PLANNING | Location Plan, Existing and Proposed Site Plan | DRW  | DATE     | REV | SCALE            |
|                 |  |        |          |                                                | L01  | 07.12.25 | A   | 1:1250, 1:200@A4 |

2no parking spaces added 09.02.26

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