

Planning Statement: Application for Annexe and Extensions

Site Address:

2 Kingfisher Close, Kirkby, L33 4DP

Applicant:

Mr Terence Dunn & Mrs Pauline Dunn

Proposal:

The application seeks approval for a comprehensive proposal involving the construction of a two-bedroom annex as a single-storey side extension, which adjoins a new rear extension across the width of the back of the house. This forms a wrap-around extension to the existing dwelling. Additionally, the proposal includes a first-floor extension to the opposite side of the house, which sits over an existing single-storey extension that was built many years ago. The overall project will convert the property from a three-bedroom dwelling to a four-bedroom property, plus a two-bedroom annex.

The annex is specifically intended to provide accommodation for the applicant's elderly parents, creating a family-friendly living arrangement that supports both independence and family cohesion. It will be designed to blend with the main house, maintaining the overall aesthetic and character of the property.

1. Background and Need for the Proposal:

The applicant, a father, seeks to provide a long-term solution for his daughter and son-in-law, enabling them to move into the main property. In doing so, the father and his wife will relocate to a newly created two-bedroom annex, allowing them to live independently but close to the family. This arrangement will help support their needs while maintaining close family connections.

The proposal also includes converting the existing three-bedroom property into a four-bedroom family home, ensuring the applicant's daughter and son-in-law can comfortably live there. The two-bedroom annex will provide the applicant and his wife with an independent living space while allowing the family to provide support when needed, creating a harmonious, multi-generational living setup.

Additionally, rear and first-floor extensions will enhance the living space, making it more functional for the growing family, and aligning with the needs of a modern household.

2. Design and Impact on the Property:

The design of the proposed annex and extensions has been carefully considered to integrate seamlessly with the existing property. Key features of the proposal include:

- **Annex Design:** The two-bedroom annex will be a single-storey side extension that adjoins the new rear extension. It will be designed to complement the main house with matching materials, roof pitch, and detailing. The annex will include living spaces that are appropriate for elderly relatives, providing a comfortable and supportive living environment.

- **Rear and First Floor Extensions:** The rear extension will span the width of the house, creating a wrap-around design that enhances the overall living space. The first-floor extension will sit above an existing single-storey extension and will match the design and materials of the main house to maintain aesthetic cohesion.
- **Parking Provision:** The proposal includes the creation of additional parking spaces in the front garden area to accommodate the expanded household, ensuring that the development has no adverse impact on local parking or traffic flow. The two additional parking spaces will be designed in accordance with local planning guidelines, ensuring sufficient access and turning space.

The design of the extensions has been developed to ensure that the proposal fits sensitively into the character of the existing property and surrounding area, while also meeting the functional needs of the family.

4. Conclusion:

The proposed annex and extensions represent a thoughtful and sustainable approach to accommodating the applicant's family's changing needs. The two-bedroom annex will provide essential accommodation for the homeowner's elderly parents, enabling them to live independently while remaining close to the family home. The additional extensions will provide much-needed space for the growing family, ensuring that the property remains suitable for modern family living.

The design of the annex and extensions has been carefully developed to ensure that it integrates well with the existing property and surrounding area, minimizing visual impact and maintaining the area's character. The addition of two extra parking spaces will address any potential parking concerns, ensuring that the development complies with local planning requirements.

We respectfully request that the application be considered favourably and look forward to your support in helping the applicant create a suitable family home for their multigenerational needs.

Applicant's Contact Information:

Paula Dunn (Daughter) - 07841371842