

06.03.2026

Planning Statement

Proposed Front, Side and Rear Extensions and Conversion of Garage to Granny Annexe
131 Annesley Lane, NG16 6AJ

1. Introduction

This Planning Statement has been prepared in support of a proposed development at **131 Annesley Lane, NG16 6AJ**. The applicant seeks pre-application advice from the Local Planning Authority regarding the acceptability of the proposed extensions and the conversion of the existing garage into a self-contained granny annexe.

The proposal includes:

- A front extension
- A side extension
- A rear extension
- Change of use of the existing garage to a granny annexe

All proposed works are intended to improve the functionality of the dwelling while remaining sympathetic to the character of the existing property and surrounding area.

2. Site and Surroundings

The site comprises a residential dwelling located within an established residential area. The property is typical of the surrounding built form, with neighbouring dwellings of similar scale, design, and domestic use. The site benefits from an existing garage and adequate private amenity space.

3. The Proposed Development

The proposed development has been designed to remain subordinate to the existing dwelling and to respect the scale, massing, and appearance of the host property.

The front, side, and rear extensions are modest in scale and positioned to minimise any impact on neighbouring properties. The conversion of the existing garage to a granny annexe is intended to provide accommodation for a family member and will remain ancillary to the main dwelling, with no intention of creating a separate planning unit.

All external finishes will **match the existing dwelling**, including:

- External wall materials
- Windows and doors
- **Roof tiles to match the existing roof**

This approach ensures visual continuity and maintains the character of the host dwelling and wider street scene.

4. Design and Impact Assessment

Visual Amenity

The proposed extensions have been designed to integrate seamlessly with the existing dwelling. Matching materials and roof tiles will ensure that the development appears as a natural evolution of

the property rather than an intrusive addition. The proposal will not result in harm to the visual character of the street or surrounding area.

Residential Amenity

The proposed development has been carefully considered to avoid unacceptable impacts on neighbouring occupiers. The extensions are designed to prevent loss of privacy, overshadowing, or overbearing effects. Existing boundary treatments and separation distances are maintained.

Use of Garage as Granny Annexe

The proposed granny annexe will remain incidental to the main dwelling and used solely by a family member. No separate access, curtilage subdivision, or independent postal address is proposed. As such, the development does not represent a material change of use to a separate dwelling.

5. Planning Policy Considerations

The proposal accords with local and national planning policies that support:

- Sustainable development within existing residential areas
- Extensions that are subordinate and sympathetic to the host dwelling
- Provision of accommodation to meet the needs of extended families
- High-quality design that respects local character

The development represents an efficient use of land and supports the ongoing residential use of the site.

6. Conclusion

In summary, the proposed front, side, and rear extensions and conversion of the existing garage to a granny annexe at 131 Annesley Lane are considered acceptable in planning terms. The proposal:

- Is modest, well-designed, and subordinate to the host dwelling
- Uses matching external materials and roof tiles
- Preserves residential and visual amenity
- Remains ancillary to the main dwelling

The applicant respectfully seeks the Local Planning Authority's advice on the acceptability of the proposal prior to submission of a full planning application.